R04-19-C-018

MAINSPRING
CONSERVATION TRUST

January 30, 2019

Ms. Barbara Alfano, Brownfield Coordinator
Environmental Protection Agency, Region 4
Atlanta Federal Center, 61 Forsyth Street, SW 10th FL
Atlanta, GA 30303-8960

Dear Ms. Alfano:
Enclosed please find Mainspring Conservation Trust's application for a Brownfields Cleanup Grant for the former Simpson Gas and Oil site in Franklin, NC. In 2013, Mainspring Conservation Trust (Mainspring) began working on a project to develop a model collaboration aimed at cultural preservation, regional partnership, economic development and environmental conservation in western North Carolina by creating a Heritage Corridor which connects and conserves ancient Cherokee town sites within our service area. Recognizing the past achievements in partnering with the Eastern Band of Cherokee Indians (EBCI) to conserve other ancient and culturally-significant sites, Mainspring is now also focusing efforts on restoration of a blighted urban area surrounding Nikwasi Mound in modern-day Franklin, NC.

The greater project is a cooperative effort between Mainspring and the Nikwasi Initiative, a newly-formed nonprofit community development organization that is focused on developing this as the first major hub in the Nikwasi-Cherokee Cultural & Historic Corridor. The Nikwasi Initiative's goals are to preserve significant cultural and historic sites along the Little Tennessee River valley, to insure sensitive stewardship and interpretation of the sites, and to promote cultural tourism and economic development along the corridor. The Nikwasi Initiative board is composed of community members from Franklin, Macon County and the EBCI. Very few examples of truly collaborative initiatives between tribes and rural communities exist in the US. The Nikwasi Initiative is an historic opportunity for all our partners, including the Eastern Band of Cherokee Indians, EPA, the NC DEQ Brownfields Program, and neighboring municipalities and nonprofits, to create a national model of reconciliation and cooperative community-development efforts.

In collaboration with EBCI, the Cherokee Preservation Foundation, the Town of Franklin, Macon County, and other stakeholders, Mainspring has been taking steps toward creating a vision for restoration of the area encompassing old Nikwasi town. Since 2013 we have begun work toward site control of key properties, environmental assessment, cleanup, and redevelopment in a manner which honors the significance of Nikwasi Mound and the ancient townsite and promotes heritage tourism. On the heels of Mainspring's purchase and cleanup of our first brownfield site in 2016, it is imperative that Mainspring be able to also cleanup the Simpson Gas and Oil site to continue to redevelop these blighted and contaminated areas. Although Mainspring has invested over $450,000 in capital in land purchases and the greater project has received substantial financial support for past planning, assessment, and cleanup of other parcels, we will not be able to move forward without EPA support for cleanup of the former Simpson Gas and Oil site.

Mainspring Conservation Trust appreciates consideration of this proposal. We appreciate EPA's support and partnership in the past, and look forward to continued work in the future. Should additional information be required, please feel free to contact Ben Laseter at 828-524-2711 x308 or at blaseter@mainspringconserves.org.

Thank you,

Ben Laseter, Deputy Director

Narrative Information Sheet

1) Applicant Identification:
Mainspring Conservation Trust, Inc., P.O. Box 1148, Franklin NC 28744
2) Funding Requested:
a) Grant Type: Single Site Cleanup
b) Federal Funds Requested: $282,300, Cost share waiver requested.
c) Contamination: Petroleum
3) Location: Town of Franklin, Macon County, North Carolina
4) Property Information: Former Simpson Gas and Oil, 544 East Main Street, Franklin NC 28734
5) Contacts:

a) Project Director (grants.gov AOR):	**b) Chief Executive:**
Ben Laseter, Deputy Director Mainspring Conservation Trust, Inc. P.O. Box 1148, Franklin NC 28744 (828) 524 - 2711 blaseter@mainspringconserves.org	Sharon F. Taylor, Executive Director Mainspring Conservation Trust, Inc. P.O. Box 1148, Franklin NC 28744 (828) 524 - 2711 staylor@mainspringconserves.org

6) Population: Town of Franklin - 3,845
7) Other Factors Checklist:

Other Factors	Page #
Community population is 10,000 or less.	2
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	2
The proposed brownfield site(s) is impacted by mine-scarred land.	
Secured firm leveraging commitment ties directly to the project and will facilitate completion of the project/redevelopment; secured resource is identified in the Narrative and substantiated in the attached documentation.	
The proposed site(s) is adjacent to a body of water (i.e., the border of the site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	
The proposed site(s) is in a federally designated flood plain.	5
The redevelopment of the proposed cleanup site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.	

8) Letter from the State Environmental Authority: Attached.

Waste Management
ENVIRONMENTAL QUALITY

ROY COOPER
Governor

MICHAEL S. REGAN
Secretary

MICHAEL SCOTT
Director

October 26, 2017

Mr. Benjamin Laseter
Mainspring Conservation Trust, Inc.
P.O. Box 1148
Franklin, NC 28744

Re: U.S. EPA Brownfields Cleanup Grant – Mainspring Conservation Trust, Inc.

Dear Mr. Laseter,

The North Carolina Department of Environmental Quality (DEQ) Brownfields Program acknowledges and supports the Mainspring Conservation Trust, Inc. application for a U.S. EPA Brownfields Cleanup Grant. We are aware that your grant focuses specifically on the redevelopment of the former Simpson Gas and Oil property. This property is significant to the City of Franklin in that it is a prime area for recreational redevelopment and has access to a notable historical site, the Nikwasi Indian Mound. This grant would be monumental for economic development for the City.

We hope that Mainspring Conservation Trust is successfully awarded this grant, and we will continue to support you in your Brownfields redevelopment efforts. The Brownfields Program offers technical project guidance in accordance with our program, throughout the life of your project. This is a major key to ensuring grant applicants make efficient use of the federal funds awarded. The liability protection offered by the program is also a primary marketing tool for developers and instrumental in securing financing.

The Brownfields Program can also assist with outreach efforts to your local community regarding reuse for recreational purposes and the controls put in place to make the property suitable. The liability protection offered by a Brownfields Agreement is a benefit to the whole community and can often facilitate additional economic development.

We look forward to working with you regardless of a grant award or not. We truly believe successful Brownfields projects can rejuvenate a community.

Sincerely,

Bruce Nicholson
Brownfields Program Manager

ec: Cindy Nolan, U.S. EPA Region 4
David Loftis, S&ME

Narrative/Ranking Criteria for Cleanup Grants (100 pts.)
Mainspring – Simpson Gas & Oil site

IV.E.1 Project Area Description and Plans for Revitalization (30 pts.)
IV.E.1.a Target Area and Brownfields (8 pts.)
IV.E.1.a.i Background and Description of Target Area (3 pts.)
In the middle of the Nantahala National Forest in southwestern North Carolina is Franklin, a small town in the mountains that is a destination for Appalachian Trail hikers, gem miners, and retirees. Franklin is also steeped in history. Before Europeans arrived in North America, the land that is now Franklin was part of the vast territory of the Cherokee Indians. Following the Indian Removal Act of 1830, most of the Cherokees were forced to relocate to Oklahoma along the Trail of Tears. At least a quarter of the 16,000 Cherokees who began the march died of exposure, starvation or disease. Today, the Cherokees of Western North Carolina descend from those Cherokee who were able to hold onto the land they owned or who hid in the mountains, defying the orders for removal, as well as those who later returned, many on foot. The descendants of these people now live in the Qualla Boundary, just 30 miles from Franklin.

In the 1500's, Cherokee towns were found every few miles along the Little Tennessee River and its tributaries in the Great Smoky Mountains. Franklin was once an ancient and important Cherokee town called Nikwasi. The last visible remnant of this town is the Nikwasi Indian Mound in downtown Franklin. The Nikwasi Mound was the spiritual center of the area and it was believed that spirit people lived under the mound .. A Town House, used for councils, religious ceremonies, and general meetings, was located on top of the mound. The ever-burning sacred fire, which the Cherokee had kept burning since the beginning of their culture, was also located there. The mound is estimated to be well over 1,000 years old, but its true age is unknown because while many Native American mounds have been deconstructed for farming or development, the Nikwasi Mound has never been excavated.

This is due in part to the active involvement of the Franklin community. In 1946, the small parcel containing the mound was preserved from leveling and development through the efforts of Franklin schoolchildren. A teacher took a class to the mound for a history lesson, and the children noticed a "For Sale" sign on the property. This spurred them to do what they could to save the mound. Through a campaign of penny contributions, the children raised $1,500, enough to purchase the property, which they then deeded to the Town of Franklin for the protection and preservation of the property. Many of these students are still residents of Franklin and they feel pride in their efforts. But today, the Nikwasi Mound's beauty is obscured by the abandoned and underused properties surrounding it. This relic of Cherokee history is the lone grassy parcel among a block of gas stations and parking lots where used cars and military equipment are sold. The only demarcation of the mound's significance is a small historical marker.

THE NIKWASI PROJECT
In October 2013, the Mainspring Conservation Trust (Mainspring) began working on a project to develop a model collaboration aimed at cultural preservation, regional partnership, economic development and environmental conservation around ancient Cherokee town sites within its service area. Recognizing the past achievements in partnering with the Eastern Band of

Cherokee Indians (EBCI) to conserve another mound and town site, as well as other lands in a rural area of north Macon County, Mainspring is now also focusing efforts on restoration of a blighted urban area surrounding Nikwasi Mound in modern-day Franklin, NC.

In 2013 Mainspring purchased a brownfield site adjacent to its main office in Franklin NC. By the summer of 2016, Mainspring had a final Brownfields Agreement with the NC Brownfields Program and had utilized approximately $294,000 in EPA remediation funding via a regional COG's RLF.

In collaboration with EBCI, the Cherokee Preservation Foundation, the Town of Franklin, Macon County, and other stakeholders, Mainspring has been taking steps toward creating a vision for restoration of the area encompassing old Nikwasi town. Mainspring has identified three other brownfield parcels, surrounding Nikwasi Mound or nearby Little Tennessee Greenway parcels which, if secured, would form a nucleus for a future heritage area / greenspace complex. Mainspring is currently leading a collaborative effort to gain site control of these key properties, perform environmental assessment work, remediate contamination, protect future landowners from liability, and redevelop the area in a manner which honors the significance of Nikwasi Mound and the ancient townsite and promotes heritage tourism.

In addition to the area's cultural significance, the Nikwasi Project is also positioned at the only unfinished portion of the 4.5-mile Little Tennessee River Greenway, is located between two relatively vibrant activity centers of downtown Franklin, and adjacent to a popular public park, pavilion, and shelter on the Greenway. We believe the redevelopment of these key properties will kick-start the revitalization of the neighborhood, which serves as a gateway into downtown Franklin.

IV.E.1.a.ii Description of the Brownfield Site(s) (5 pts.)
The subject property, addressed 544 East Main Street, includes 0.67 acre and is located at the intersection of East Main Street and Big Bear Lane in the Town of Franklin, Macon County, North Carolina. The property is developed with a vacant single story structure formerly used as a fuel station. The vicinity of the subject property is mainly commercial properties with a greenway to the north.

The subject property historically has been developed as a fuel station since the 1950s, selling kerosene, fuel oil, gasoline, and diesel fuel. One fuel dispenser was located adjacent to the northeastern corner of the building on the subject property, two dispensers were located near East Main Street, and heating oil and kerosene was distributed via the overhead product lines connected to the former fueling rack on the southwestern portion of the building. Based on an interview between Mr. Bob Simpson, the immediate past property owner, and S&ME, four 30,000-gallon ASTs were located on the subject property. Based on a review of aerial photographs, the four 30,000-gallon ASTs were located on the subject property from the 1950s through 2005. According to the North Carolina Department of Environmental Quality (NCDEQ) Underground Storage Tank (UST) Registered Tank Database, one 2,000-gallon gasoline UST was installed on February 26, 1981 and one 550-gallon diesel UST was installed on February 26, 1984. The USTs were permanently closed by removal in April 1994. The property is currently vacant and no longer operated as a fuel station.

The subject property has been accepted into the North Carolina DEQ Brownfields Program. Mainspring. Conservation Trust (Mainspring) was able to execute a contract with an option to purchase the subject property and has worked with NCDEQ to negotiate a Brownfields Agreement that allows the property to be redeveloped in a number of land uses, including greenspace, public park, retail commercial, light industrial.
In general accordance with S&ME Proposal No. 43-1600872 dated November 7, 2016, S&ME completed a Phase I Environmental Site Assessment (ESA) in association with the subject property. The February 2017 Phase I ESA revealed the following recognized environmental conditions in connection with the subject property:

- The subject property historically operated as a fuel station with ASTs and USTs. Petroleum contaminated soil and groundwater has been documented on the subject property.
- A heating oil UST was observed on the subject property, adjacent to and north of the northern most structure located on the southwestern adjoining property.
- The former fuel station operation on the southwestern adjoining property addressed 522 East Main Street.

Based on historical data and the limited soil assessment, it appears that a release of petroleum has occurred from the former USTs located on the northeastern side of the retail store, the existing product line, the former dispensers near East Main Street, and the existing heating oil UST. Near-surface soil contamination is currently present at concentration that exceed the NCDEQ IHS Unrestricted PSRGS in the vicinity of soil borings in multiple locations.
Based on the historical data and the recent limited groundwater assessment activities, a dissolved contaminant plume is likely present under the majority of the subject property and is likely migrating easterly towards Big Bear Lane.

IV.E.1.b Revitalization of the Target Area (12 pts.)
IV.E.1.b.i Redevelopment Strategy and Alignment with Revitalization Plans (7 pts.)
After contamination on the site is remediated, the site will be capped with clean backfill and will be ready for redevelopment. Although the NCDEQ Brownfields Agreement allows for a variety of future land uses, the redevelopment plan for the site consists of greenspace, with plantings, walkways, benches, and possibly sculpture. These features are part of a larger redevelopment plan which will tie the former Simpson Gas and Oil site into the adjacent Little Tennessee Greenway, Mainspring's office (including the remediated JH Duncan Oil brownfield site), Town of Franklin - owned Nikwasi Mound parcel, and Eastern Band of Cherokee Indian - owned parcel adjacent to the Mound.

Greenspace and public park development in this part of Franklin has been contemplated and desired for decades. Particularly since the Little Tennessee Greenway was established in the late 1990's, the blighted area between the Greenway and Nikwasi Mound has been the subject of much attention. Only in the past 5 years has it become possible to start to address these blighted parcels and to access resources to purchase, remediate, and redevelop the area around Nikwasi; this progress has only been possible through Mainspring's partnerships with the Town of Franklin, the Eastern Band of Cherokee Indians, NC DEQ Brownfields, and US EPA.
As part of the Main Street Program, Franklin commissioned a market study for downtown that was completed in January 2011. This study recommended that Franklin develop a downtown

community meeting space for family reunions, weddings, and small conferences. As part of the Downtown Park Redevelopment project, Franklin will incorporate this suggestion, furthering the goals of both the brownfields program and the Main Street Program. In addition, specialty retail is spread out across Franklin, and is not concentrated downtown. The comments collected as part of the market study said that more restaurants and a microbrewery would be desirable in Franklin's downtown. Creating a park adjacent to the riverfront greenway will make downtown a more attractive spot for entrepreneurs to establish restaurants, breweries, and stores.

IV.E.1.b.ii Outcomes and Benefits of Redevelopment Strategy (5 pts.)
Though qualified environmental professionals and geotechnical consultants are rare in rural western North Carolina, Mainspring has been successful in promoting the use of local sub-contractors in earth-moving, grading, hauling, surveying, and demolition in previous brownfields work. Mainspring is committed to the utilization of the local workforce and the benefit of the local economy wherever possible.

Based on the current draft of the Nikwasi Area Redevelopment Plan, the cleanup and redevelopment of the former Simpson Gas and Oil site will form a crucial link between current public/green-space and the ancient Nikwasi Mound. This creation of additional greenspace and improvement of a major gateway to downtown Franklin will result in substantial benefits to the overall Nikwasi Area and River District projects. The redevelopment of the Site will serve as a catalyst for additional investment in the project, which will result in increased pedestrian use of the Greenway, nearby shopping districts, and Franklin in general. Future users of the site and of the nearby Little Tennessee River will realize health benefits from reduced or eliminated contaminants from water, soil, and air in the area. These actions will result in significant benefits to welfare and environment as well as the removal of a very conspicuous blighted parcel on a major thoroughfare in downtown Franklin.

The project is expected to result in direct economic benefits of increased property values and tax revenue of nearby commercial properties. Indirect economic benefits will be realized in the form of increased tourism resulting from the development of the greater Nikwasi area as a major heritage tourism destination.

Community benefits associated with this project are tremendous. The Site is at the center of the 6-mile Little Tennessee Greenway, is within 200 feet of the Little Tennessee River, and will form a link between current public space and the ancient Nikwasi Mound.

IV.E.1.c Strategy for Leveraging Resources (10 pts.)
IV.E.1.c.i Resources Needed for Site Reuse (7 pts.)
There is significant investment available from Cherokee interests and other funders for redevelopment of the Nikwasi area. Cleanup of the Simpson parcel is key to demonstrating that the area is ready for next-phase design work which will be necessary to secure construction investment in the area.

IV.E.1.c.ii Use of Existing Infrastructure (3 pts.)
There is a new pedestrian facility on a recently-replaced bridge over the Little Tennessee River, which now connects the Greenway in a manner not previously possible. This key connection

will allow pedestrians to access the redeveloped parcel, which then allows connection to the Nikwasi Mound area.

IV.E.2 Community Need and Community Engagement (20 pts.)
IV.E.2.a Community Need (12 pts.)
IV.E.2.a.i The Community's Need for Funding (3 pts.)
Despite the appeal of living in and visiting Franklin, this mountain town still faces economic hurdles. Until the Great Depression, Franklin's economy was based on agriculture, mining and logging. Tourism became a part of Franklin's economy when landowners opened their property to casual gem exploration. Today, a series of special events help lure tourists. They include Pumpkinfest and the Scottish Heritage Festival. Unfo1tunately, once Franklin's economic base shifted from manufacturing to tourism, more jobs became seasonal. In fact, the unemployment rate doubles in winter when the population, conversely, shrinks by half. Because many own their second homes in Franklin, 56% of tax bills go out of the county. However, there are now signs that the downturn in the housing market is affecting the second-home industry.

According to the U.S. Census Bureau's 2005-2009 American Community Survey five-year estimates, 24.4% of families and 22.4% of individuals in Franklin lived below the poverty level, compared to 11.1% of families and 15.1% of individuals in North Carolina as a whole.3 Of Franklin families with a female householder and no husband present and with related children under 18 years old, 44% had incomes below the poverty level. Of children in Franklin, 29.6% lived below the poverty level, compared to 20.8% for North Carolina and 18.6% for the United States. The table below shows additional statistics for the Franklin residents.

IV.E.2.a.ii Threats to Sensitive Populations (9 pts.)
IV.E.2.a.ii.1 Health or Welfare of Sensitive Populations (3 pts.)
The former Simpson Gas and Oil property is a major contributor to the blighted appearance of Franklin's River District. The site is bordered by East Main Street and Northeast Main Street, the two major arteries bringing traffic to and from downtown Franklin's east side. At present, the property is vacant and is open to unchecked pedestrian and vehicular traffic. There is currently no barrier between the public and shallow petroleum contamination on the property. Although there is no evidence that petroleum contamination from the site is reaching the nearby Little Tennessee River, previous assessment work indicates that petroleum-related compounds (benzene and MTBE) are present in the soil and groundwater on the site. Furthermore, modeling suggests that these compounds are present in sufficient concentrations to be migrating up- and down-gradient and are leaving the site in concentrations that exceed applicable NC DEQ standards. Moreover, each of the brownfields that have been identified lie in the floodplain, meaning there is a chance they could be flooded.

IV.E.2.a.ii.2 Greater Than Normal Incidence of Disease and Adverse Health Conditions (3 pts.)
In addition to the environmental damage, residents of Macon County are vulnerable to health impacts from brownfields. The poorest of our population live in the vicinity of the abandoned gas stations and exposure to fuel oils can affect the nervous system, damage kidneys, and increase blood pressure (Agency for Toxic Substances & Disease Registry ToxFAQs for Fuel

Oils, www.atsdr.cdc.gov/toxfaqs). Retirees, a population particularly vulnerable to the health impacts of environmental contaminants, are common in Franklin. People over age 65 are 21.9% of Franklin's population. This is more than two-thirds higher than the State (12.9%) and national (13%) populations of people over 65. Because older populations are especially sensitive to the health effects of chemical releases, such as those associated with petroleum, the high percentage of the population over the age of 65 in Franklin indicates a cause for concern.

From 2005 to 2009, Macon County residents had higher death rates per 100,000 people than all North Carolinians for prostate cancer (10.3 versus 9.6). Age-adjusted death rates due to chronic liver disease were higher in Macon County than in North Carolina from 2005 to 2009 (13.1 versus 9.1). People with compromised immune systems, such as people who have undergone organ transplants or cancer treatments, are even more vulnerable to contaminants than the general population. Because of the high rates of prostate cancer and liver disease, residents of Franklin may be more likely than others to suffer the ill effects of contaminated water and soil. Some Macon County children start out life as part of a sensitive population. Women who smoke during pregnancy, which can cause birth defects, are more common in Macon County than statewide. Between 2005 and 2009, 11.0% of births statewide were to women who smoked prenatally; while in Macon County 18.2% of births were to mothers who smoked prenatally. 2 Combined with the risk for environmental pollutants due to brownfields, the high rate of children born to mothers who smoked prenatally indicates an especially sensitive population. Maintaining high environmental quality in the area could be a factor in improving child health.

IV.E.2.a.ii.3 Economically Impoverished/Disproportionately Impacted Populations (3 pts.)
The presence of abandoned gas stations is depressing property values in Franklin. Although parts of downtown have flourished with specialty shops, restaurants, and unique attractions like the Franklin Heritage Museum, the Scottish Tartans Museum, and the Franklin Gem and Mineral Museum, the areas near the brownfields have stagnated. Houses within a few blocks of the Nikwasi Mound, on the eastern side of the Town's small downtown area, are on the market for between $69,000 and $170,000, while on the other side of downtown, just one mile from the Nikwasi Mound, houses are on the market for $250,000 to $1.25 million. On the other side of the river, just a quarter of a mile from the Nikwasi Mound, riverfront properties sell for close to $350,000. Clearly the presence of properties that have not been properly maintained is creating blight that has taken its toll on nearby property values and new investment in the community. The Town itself has limited ability to mobilize development of brownfields.

IV.E.2.b Community Engagement (8 pts.)
IV.E.2.b.i Community Involvement (5 pts.)

List of Project Partners

Partner Name	Point of contact (name, email & phone)	Specific role in the project
Nikwasi Initiative	Juanita Wilson	Liaison with Cherokee community
Friends of the Greenway	Rita St. Clair	Major stakeholder in adjacent greenway

Women's History Trail, a project of the Franklin Folk Heritage Association	Barbara McRae	Liaison with Franklin Folk Heritage Association
Eastern Band of Cherokee Indians Tribal Historic Preservation Office	Stephen Yerka	Representative re: archaeological resources
Museum of the Cherokee Indian	Barbara Duncan	POC with major Cherokee stakeholder
Cherokee Preservation Foundation	Daniel Martin	POC with major funder
Town of Franklin Planning Department	Justin Setser	Liaison with Town of Franklin

Nikwasi Initiative was founded by Cherokee and non-Cherokee community members to spearhead the development of the Nikwasi-Cherokee Cultural Corridor. The Nikwasi Initiative's goals are to preserve significant cultural and historic sites along the Little Tennessee River valley, to insure sensitive stewardship and interpretation of the sites, and to promote cultural tourism and economic development along the corridor. Very few examples of truly collaborative initiatives between tribes and rural communities exist in the US. The Nikwasi Initiative is an historic opportunity for all our partners, including the Eastern Band of Cherokee Indians and neighboring municipalities and nonprofits, to create a national model of reconciliation and cooperative community-development efforts.

IV.E.2.b.ii Incorporating Community Input (3 pts.)
Through monthly stakeholder meetings now underway around the greater heritage corridor project, the Nikwasi Initiative is a key platform for keeping Cherokee and Franklin stakeholders apprised of project progress at Nikwasi (including the Simpson site). Mainspring enjoys a close relationship with our local press, and also has a dedicated communications coordinator who updates the public on a weekly basis re: Mainspring projects.

IV.E.3 Task Descriptions, Cost Estimates, and Measuring Progress (35 pts.)
IV.E.3.a Proposed Cleanup Plan (8 pts.)
Remediation of the Site will be consistent with the Analysis of Brownfields Cleanup Alternatives (ABCA) and consist of the excavation and proper disposal of petroleum-contaminated soils and asbestos containing materials on the Site. Remaining residual contaminated soil will be capped with clean fill per conditions outlined in the existing Brownfields Agreement for the site. This remediation option will utilize standard construction techniques and can be implemented in a relatively short timeframe.

During construction, engineering controls will be utilized including dust suppression during excavation activities and the use of temporary fencing to protect the public during construction activities. Once remediation is completed, institutional controls will be placed through the use of the Brownfields Agreement between Mainspring and the NCDEQ Brownfields Program. Deed restrictions will be implemented to prohibit the disturbance of the soil cover, the excavation of contaminated soil, and the extraction of groundwater from the Site.

IV.E.3.b Description of Tasks and Activities (12 pts.)
Tasks that will be conducted under the cleanup program:
Cooperative Agreement Oversight and Engineering: Includes costs for the planning, engineering, design, bidding, and oversight of cleanup activities; also includes programmatic management of the grant and attendance at the EPA National or Regional Brownfields Conference.

1. $1,000 for programmatic management of the grant including quarterly reports, and ACRES updates (14 hours at $70 per hour staff);
2. $2,000 for attendance at the EPA Brownfields Conference;
3. $5,000 for planning, engineering, design, and bidding (150 hours at $100 per hour QEP);
4. $5,000 for on-site oversight and documentation (150 hours at $100 per hour QEP).

Public Meetings and Community Involvement: Includes development of a Community Relations Plan and finalizing the Analysis of Brownfields Cleanup Alternatives / Remedial Action Plan (ABCA/RAP), submittal of QAPP, and submitting an Environmental Management Plan. In addition, this task involves community involvement activities. This task includes $5,000 for consultant time to finalize the ABCA/RAP and prepare the Community Relations Plan, QAPP and EMP documents, assist in the community outreach and public meetings (50 hours at $100/hour);

Cleanup Activities: This task includes contracted costs for soil excavation and removal, capping of remaining contaminated soil at the Site, removal/disposal of asbestos containing material. This budget allocates all costs to contractual items to complete remediation activities at the Site and is further broken down to include approximately $66,300 for the removal and disposal of contaminated soils, backfill/capping with clean soil, and removal/disposal of ACM.
This task includes engineering oversight field reports, and bills of lading and/or waste manifests.

Site Stabilization & Reclamation: Includes $148,000 contracted costs for removal of gravel surface on the site, with site preparation, replacement of soil layer, and establishment of a stable, vegetated surface.

Coordination & Reporting: Includes consultant costs for ongoing coordination with the EPA Brownfields Program and NCDEQ Brownfields Program. Subtasks will include communications, submission of status reports, and a remediation summary report. This task estimates $10,000 for consultant time for preparing the remediation summary report (100 hours at $100 per hour).

IV.E.3.c Cost Estimates and Outputs (10 pts.)

Budget Categories	Project Tasks					
	Coop Agreement Oversight & Engineering	Public Meetings and Community Involvement	Cleanup Activities	Site Stabilization & Reclamation	Coordination & Reporting	Total
Personnel						
Travel[1]	2,000					5,000

Equipment[2]						
Supplies						
Contractual	11,000	5,000	66,300	148,000	10,000	237,300
Total Direct Costs[3]	13,000	5,000	66,300	148,000	10,000	242,300
Indirect Costs[3]						40,000
Cost Share[4]	5,000	5,000		20,000	10,000	40,000
Total Budget (Total Direct + Indirect + Cost Share)	18,000	10,000	66,300	168,000	20,000	322,300

[1]Travel to brownfields-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 Cleanup grants.
[3]Administrative costs (direct and/or indirect) cannot exceed 5% of the total EPA-requested funds.
[4]Applicants must include the cost share in the budget even if applying for a cost share waiver (see Section III.B.13 for a list of applicants that may request a cost share waiver). If the applicant is successful and the cost share waiver is approved, it will be removed in pre-award negotiation.

IV.E.3.d Measuring Environmental Results (5 pts.)
Sampling will occur during cleanup activities per NC DEQ Brownfields-approved Environmental Management Plan.

IV.E.4 Programmatic Capability and Past Performance (15 pts.)
IV.E.4.a Programmatic Capability (9 pts.)
IV.E.4.a.i Organizational Structure (5 pts.)
Mainspring has a staff of 12; three of these staff members will be available to administer, coordinate, and implement tasks included in this application. These staff members include project manager for the former Simpson Gas and Oil project (Ben Laseter -Deputy Director) and two administrative staff (Ramelle Smith - Finance Manager; Sharon Burdette - Administrative Assistant). Ben Laseter served as project manager for the 2016 JH Duncan Oil brownfield cleanup, which was funded by $294,000 through Land-of-Sky Regional Council's EPA RLF. In addition to recent brownfields work, Mainspring administers $400,000 to $700,000 annually in federal, state, and foundation funds. Much of this funding is used to contract and sub-contract professional fees and labor involved in intensive stream restoration projects, land purchases/sales, and other capital-intensive work.

IV.E.4.a.ii Acquiring Additional Resources (4 pts.)
Mainspring has significant experience in acquiring both local and regional contractors for a variety of specialized projects including major stream restoration design and construction, recent brownfields remediation, and other tasks.

IV.E.4.b Past Performance and Accomplishments (6 pts.)
IV.E.4.b.i Currently Has or Previously Received an EPA Brownfields Grant (6 pts.)
IV.E.4.b.i.1 Accomplishments (3 pts.)

Not applicable.

IV.E.4.b.i.2 Compliance with Grant Requirements (3 pts.)

Not applicable.

IV.E.4.b.ii Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements (6 pts.)

IV.E.4.b.ii.1 Purpose and Accomplishments (3 pts.)

Mainspring has not been directly awarded EPA Brownfield funding in the past. Mainspring has been working with NCDEQ Brownfields for the past 3 years on Brownfield projects in the Nikwasi area. This partnership has resulted in two successful Brownfield Agreements and brownfield site purchases. Per conditions of the existing Brownfield Agreement for the former Simpson Gas and Oil site, Mainspring will coordinate with NC DEQ throughout the cleanup and redevelopment of the Site.

As a result of Mainspring's successful efforts to enroll the Simpson Gas and Oil site into the NC Brownfields Program, and to put in place a Brownfields Agreement and associated Land Use Restrictions, Mainspring will follow terms of the Brownfield Agreement and associated Land Use Restrictions in the cleanup of the site. The Brownfields Agreement also requires that Mainspring develop and follow an EPA- and NCDEQ-approved Environmental Management Plan as we clean up the site. As evidenced by NCDEQ Brownfields' letter of support included in this application, the NC Brownfields Program will provide technical assistance with the cleanup. Mainspring also plans to hire a qualified, experienced environmental consulting firm to oversee and coordinate the cleanup activities and will ensure that we comply with appropriate competitive procurement provisions to ensure that this technical expertise is in place prior to beginning cleanup activities.

IV.E.4.b.ii.2 Compliance with Grant Requirements (3 pts.)

Mainspring was the recipient of EPA RLF funds via a subgrant from Land-of-Sky Regional Council (Asheville, NC) in 2016. A total of $294,000 in RLF funding was used to cleanup a brownfield site very similar to the former Simpson Gas and Oil site. Mainspring successfully expended those funds to complete remediation of the site, and successfully reported all necessary data to the grantor.

Mainspring received a contract for $161,000 from USDA NRCS and $75,000 from USDI US Fish & Wildlife service in 2017. Both of these awards funded a 2,000-foot stream restoration on Savannah Creek in Jackson County, NC. The construction phase of the project was successfully completed in 2017.

Mainspring is currently administering over 3.5 million dollars in USDA NRCS RCPP funding to secure farmland easements for two projects in western North Carolina.

IV.E.4.b.iii Never Received Any Type of Federal or Non-Federal Assistance Agreements (3 pts.)

Not applicable.

III.B. Threshold Criteria for Cleanup Grants
Mainspring – Simpson Gas & Oil site

III.B.1 Applicant Eligibility
Mainspring Conservation Trust, Inc. (EIN 56-2142199) was recognized as exempt under section 501(c)(3) of the Internal Revenue Code in a determination letter issued by the IRS in February 2016 (see attached). As a nonprofit organization, Mainspring's mission is to conserve the waters, forests, farms, and heritage of the Upper Little Tennessee and Hiwassee River Valleys in western North Carolina and northern Georgia.

III.B.2 Previously Awarded Cleanup Grants
The proposed site has not received funding from a previously-awarded EPA Brownfields Cleanup Grant.

III.B.3 Site Ownership
Mainspring Conservation Trust, Inc. (Mainspring) owns the former Simpson Gas and Oil site. The property was acquired from Simpson Gas and Oil, Inc. via fee simple title through a deed recorded on November 13, 2017.

III.B.4 Basic Site Information
(a) Name of Site: Former Simpson Gas and Oil Site
(b) Address: 544 East Main Street, Franklin, NC 28734
(c) Owner: Mainspring Conservation Trust, Inc.

III.B.5 Status and History of Contamination at the Site
(a) The site is contaminated by petroleum.
(b) The subject property was operated as a fuel station since the 1950's, selling kerosene, fuel oil, gasoline, and diesel fuel. Four 30,000-gallon AST's were located on the propoerty from the 1950's through 2005. Smaller UST's were located on the property during the 1980's through 1990's. The site was operated as Simpson Oil and Simpson Gas & Oil, Inc. until the company was administratively dissolved in 2010 and was suspended by NC Dept. of Revenue in 2015. Between 2010 and 2015, the property was used as a small gun shop. The property was used during the Summer/Fall of 2016 as the Macon County Democratic Headquarters. Since that time, the service station building has been vacant and the property only used for temporary parking of vehicles.
(c) Environmental concerns are petroleum contamination to soil and groundwater. This contamination may impact future users of the property and could impact downgradient ground- and surface-waters such as the nearby Little Tennessee River.
(d) Based on historical data and more recent soil and groundwater assessments conducted from 2015-2017, it appears that a release of petroleum has occurred from former above- and under-ground storage tanks, product lines, and dispensers on the site. Soil assessment results indicate that soil contamination (VOC's and SVOC's) is currently present at concentrations that exceed the NCDEQ IHS Unrestricted PSRGS. Groundwater assessment results indicate that a dissolved contaminant plume is likely present under the majority of the Simpson Gas and Oil

property. The distribution of dissolved contaminants suggests the contaminant plume has likely migrated via advective forces to the east-northeast in the direction of groundwater flow.

III.B.6 Brownfields Site Definition
The Simpson Gas and Oil site is: a) not listed or proposed for listing on the National Priorities List; (b) 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; and (c) not subject to the jurisdiction, custody, or control of the United States government.

III.B.7 Environmental Assessment Required for Cleanup Proposals
The following environmental assessments have been conducted at the Simpson Gas and Oil site:
Limited Soil and Groundwater Assessment Report, Former Simpson Gas and Oil Property 544 East Main Street, Franklin, Macon County, North Carolina S&ME Project No. 4341-17-002, May 9, 2017;
Asbestos and Lead-Based Paint Report, Former Simpson Gas and Oil Property 544 East Main Street, Franklin, Macon County, North Carolina S&ME Project No. 4341-17-002, April 24, 2017;
Phase I Environmental Site Assessment (ESA), Former Simpson Gas and Oil Property 544 East Main Street, Franklin, Macon County, North Carolina S&ME Project No. 4341-17-002, February 17, 2017;
Report of Environmental Services Former J.H. Duncan Oil, Inc. and Simpson Gas and Oil, Inc. Franklin, Macon County, North Carolina S&ME Project No. 4305-15-154, September 4, 2015;
Underground Storage Tank Closure Report for Simpson Oil Company, Alpha Environmental Science, Inc., March 1999;
Comprehensive Site Assessment (CSA) for the Release of Petroleum Product at the Simpson Oil Company Facility, Alpha Environmental Science, Inc., January 26, 1999.

III.B.8 Enforcement or Other Actions
Does Not Apply.

III.B.9 Sites Requiring a Property-Specific Determination
There are no known environmental enforcement or other actions related to the former Simpson Gas and Oil site.
Mainspring has requested a Petroleum Determination from NC Department of Environmental Quality and expects to receive that documentation soon (email correspondence attached).

III.B.10 Threshold Criteria Related to CERCLA/Petroleum Liability
III.B.10.a Property Ownership Eligibility - Hazardous Substance Sites
III.B.10.a.i Exemptions to CERCLA Liability
III.B.10.a.i.1 Indian Tribes
Does Not Apply.

III.B.10.a.i.2 Alaska Native Village Corporations and Alaska Native Regional Corporations
Does Not Apply.

III.B.10.a.i.3 Property Acquired Under Certain Circumstances by Units of State and Local Government
Does Not Apply.

III.B.10.a.iii Landowner Liability Protections from CERCLA Liability
III.B.10.a.iii.1 Bona Fide Prospective Purchaser Liability Protection
III.B.10.a.iii.1.a Information on the Property Acquisition
Does Not Apply.

III.B.10.a.iii.1.b Pre-Purchase Inquiry
Does Not Apply.

III.B.10.a.iii.1.c Timing and/or Contribution Toward Hazardous Substances Disposal
Does Not Apply.

III.B.10.a.iii.1.d Post-Acquisition Uses
Does Not Apply.

III.B.10.a.iii.1.e Continuing Obligations
Does Not Apply.

III.B.10.a.ii. Exceptions to Meeting the Requirement for Asserting an Afirmative Defense to CERCLA Liability
III.B.10.a.ii.1 Publicly Owned Brownfield Sites Acquired Prior to January 11,2002
Does Not Apply.

III.B.10.b Property Ownership Eligibility - Petroleum Sites
III.B.10.b.i Information Required for a Petroleum Site Eligibility Determination
III.B.10.b.i.1 Current and Immediate Past Owners
The current owner of the site is Mainspring Conservation Trust, Inc. The preceding owner was Simpson Gas and Oil, Inc.

III.B.10.b.i.3 No Responsible Party for the Site
Mainspring Conservation Trust, Inc. (i.) **did not** dispense or dispose of petroleum or petroleum product contamination, or exacerbate the existing petroleum contamination at the site; (ii.) **did not** own the site when any dispensing or disposal of petroleum (by others) took place; and (iii.) **did** take reasonable steps with regard to the contamination at the site.

The immediate past owner, Simpson Gas & Oil Inc.(i.) **did** dispense or dispose of petroleum or petroleum product contamination, or exacerbate the existing petroleum contamination at the site; (ii.) **did** own the site when any dispensing or disposal of petroleum (by others) took place; and (iii.) it is undetermined whether or not Simpson Gas and Oil took reasonable steps with regard to the contamination at the site.

III.B.10.b.i.2 Acquisition of Site

Mainspring Conservation Trust acquired the property on November 13, 2017 via fee simple purchase.

III.B.10.b.i.4 Cleaned Up by a Person Not Potentially Liable
Mainspring **did not** dispense or dispose of petroleum or petroleum product, or exacerbate the existing petroleum contamination at the site. Mainspring **did** take reasonable steps with regard to contamination of the site by commissioning additional assessment, negotiation of land use restrictions with NC DEQ necessary to enroll the property in the NC Brownfields Program.

III.B.10.b.i.5 Judgments, Orders, or Third Party Suits
The following **do not apply** to the site:
i. a judgment rendered in a court of law or an administrative order that would require any person to assess, investigate, or clean up the site; or
ii. an enforcement action by federal or state authorities against any party that would require any person to assess, investigate, or clean up the site; or
iii. a citizen suit, contribution action, or other third-party claim brought against the current or immediate past owner, that would, if successful, require the assessment, investigation, or cleanup of the site.

III.B.10.b.i.6 Subject to RCRA
The site is **not** subject to any order under section 9003(h) of the Solid Waste Disposal Act.

III.B.10.b.i.7 Financial Viability of Responsible Parties
The immediate past owner, Simpson Gas and Oil Inc. is out of business and is no longer operating. It is Mainspring Conservation Trust's understanding that Simpson Gas and Oil does not have the financial capability to satisfy their obligations under federal or state law to assess, investigate, or clean up the site. The only known asset of the company is the contaminated property which is the subject of this application. The site was operated as Simpson Oil and Simpson Gas & Oil, Inc. until the company was administratively dissolved in 2010 and was suspended by NC Dept. of Revenue in 2015. Simpson Gas and Oil, Inc. is currently in bankruptcy.

III.B.11 Cleanup Authority and Oversight Structure
III.B.11.a Cleanup Oversight
As a result of Mainspring's successful efforts to enroll the Simpson Gas and Oil site into the NC Brownfields Program, and to put in place a Brownfields Agreement and associated Land Use Restrictions, Mainspring will follow terms of the Brownfield Agreement and associated Land Use Restrictions in the cleanup of the site. The Brownfields Agreement also requires that Mainspring develop and follow an EPA- and NCDEQ-approved Environmental Management Plan as we clean up the site. As evidenced by NCDEQ Brownfields' letter of support included in this application, the NC Brownfields Program will provide technical assistance with the cleanup. Mainspring also plans to hire a qualified, experienced environmental consulting firm to oversee and coordinate the cleanup activities and will ensure that we comply with appropriate competitive procurement provisions to ensure that this technical expertise is in place prior to beginning cleanup activities.

III.B.11.b Access to Adjacent Properties
Access to adjacent or neighboring properties is not anticipated for site cleanup. If access becomes necessary, however Mainspring has very good working relationships with all property owners adjacent to the site.

III.B.12 Community Notification
III.B.12.a Draft Analysis of Brownfields Cleanup Alternatives
Attached.

III.B.12.b Community Notification Ad
A public notice was published in The Franklin Press newspaper on January 16, 2019 (see attached). A public meeting was held on January 30, 2019.

III.B.12.c Public Meeting
A public meeting was conducted on January 30, 2019 from 3-5pm at the offices of Mainspring Conservation Trust, Inc. In addition to Ben Laseter, Mainspring's Deputy Director and Project Manager for the subject proposal, five other people attended the meeting. These five people are listed below, with notes on any comments/questions and Mainspring's responses:
Stacy Guffey - Mr. Guffey is a resident of Macon County and a local business owner in downtown Franklin. He expressed support for Mainspring's work in purchase and redevelopment of Simpson Gas & Oil, Mainspring's second brownfield project in the River Gateway District.
Bill VanHorn was interested in the cleanup plan for the subject property. He was also interested in the greater vision for greenspace and redevelopment around the Nikwasi area.
Ryan Hanchett is an employee of the local newspaper, and expressed support for the project.
Connie Rehling is a retiree and Macon County resident. She expressed appreciation for Mainspring's brownfields work in this blighted part of Franklin.
Barbara McRae is a local historian and Franklin resident. She expressed support for the project and noted how redevelopment of the site would complement her recent efforts in establishment of a women's history trail in Franklin.

A sign-in sheet for the meeting is attached.

III.B.12.d Submission of Community Notification Documents
Please see attached.

III.B.13 Statutory Cost Share
III.B.13.a Meet Required Cost Share
Mainspring is submitting a hardship waiver of the cost share.

III.B.13.b Hardship Waiver
A hardship waiver of the cost share is requested. See attached.

OMB Number: 4040-0004
Expiration Date: 12/31/2019

Application for Federal Assistance SF-424

* 1. Type of Submission:	* 2. Type of Application:	* If Revision, select appropriate letter(s):
☐ Preapplication	☒ New	
☒ Application	☐ Continuation	* Other (Specify):
☐ Changed/Corrected Application	☐ Revision	

* 3. Date Received:	4. Applicant Identifier:
01/30/2019	

5a. Federal Entity Identifier:	5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:	7. State Application Identifier: North Carolina

8. APPLICANT INFORMATION:

* a. Legal Name: Mainspring Conservation Trust, Inc.

* b. Employer/Taxpayer Identification Number (EIN/TIN):	* c. Organizational DUNS:
56-2142199	0451806630000

d. Address:

* Street1:	PO Box 1148
Street2:	
* City:	Franklin
County/Parish:	Macon
* State:	NC: North Carolina
Province:	
* Country:	USA: UNITED STATES
* Zip / Postal Code:	28744-1148

e. Organizational Unit:

Department Name:	Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:		* First Name:	Benjamin
Middle Name:			
* Last Name:	Laseter		
Suffix:			

Title: Deputy Director

Organizational Affiliation:

* Telephone Number:	8285242711	Fax Number:	8285244741

* Email: blaseter@mainspringconserves.org

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

M: Nonprofit with 501C3 IRS Status (Other than Institution of Higher Education)

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

*** 12. Funding Opportunity Number:**

EPA-OLEM-OBLR-18-07

* Title:

FY19 GUIDELINES FOR BROWNFIELDS CLEANUP GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment | Delete Attachment | View Attachment

*** 15. Descriptive Title of Applicant's Project:**

Mainspring Conservation Trust's proposal for cleanup of former Simpson Gas and Oil site in Franklin, NC via USEPA FY2019 Cleanup Grant.

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant NC-011 * b. Program/Project NC-011

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 11/01/2019 * b. End Date: 11/01/2022

18. Estimated Funding ($):

* a. Federal	282,300.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	282,300.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

☐ a. This application was made available to the State under the Executive Order 12372 Process for review on

☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☐ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name: Benjamin

Middle Name:

* Last Name: Laseter

Suffix:

* Title: Deputy Director

* Telephone Number: 8285242711 Fax Number: 8285244741

* Email: blaseter@mainspringconserves.org

* Signature of Authorized Representative: Benjamin R Laseter * Date Signed: 01/30/2019

City of Salisbury, North Carolina --Kesler Mill Cleanup Project R04-19-C-019

1. Applicant Identification: City of Salisbury
   132 North Main Street
   Salisbury, North Carolina 28144

2. Funding Requested:
   a. Single Site Cleanup
   b. Federal Funds Requested:
      i. $500,000
      ii. The City is requesting a cost share waiver.
   c. Contamination: Hazardous

3. Location:
   a. City of Salisbury
   b. Rowan County
   c. State of North Carolina

4. Property Information: Former Kesler Mill
   423 North Martin Luther King, Jr. Avenue
   Salisbury, North Carolina 28144

5. Contacts:

Project Director:	Chief Executive:
Kyle Harris	W. Lane Bailey
Planner	City Manager
132 N. Main St.	132 N. Main St.
Salisbury, NC 28144	Salisbury, NC 28144
(704) 638-5324	(704) 638-5228
kharr@salisburync.gov	lbail@salisburync.net

6. Population:
   City of Salisbury Population: 33,561
   (2017 American Community Survey 5-year estimates)

City of Salisbury, North Carolina --Kesler Mill Cleanup Project

7. Other Factors Checklist:

Other Factors	**Page #**
Community population is 10,000 or less.	
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
The proposed brownfield site(s) is impacted by mine-scarred land.	
Secured firm leveraging commitment ties directly to the project and will facilitate completion of the project/redevelopment; secured resource is identified in the Narrative and substantiated in the attached documentation.	2
The proposed site(s) is adjacent to a body of water (i.e., the border of the site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	1
The proposed site(s) is in a federally designated floodplain.	1
The redevelopment of the proposed cleanup site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.	2

8. Letter from the State or Tribal Environmental Authority: Attached

ROY COOPER
Governor

MICHAEL S. REGAN
Secretary

MICHAEL SCOTT
Director

NORTH CAROLINA
Environmental Quality

January 8, 2019

Kyle Harris, Planner
City of Salisbury
132 N. Main Street
Salisbury, NC 28144

Re: U.S. EPA Brownfields Cleanup Grant – Kesler Mill

Dear Mr. Harris,

The North Carolina Department of Environmental Quality (DEQ) Brownfields Program acknowledges and supports the City of Salisbury's application for a U.S. EPA Brownfields Cleanup Grant. We are aware that your grant focuses specifically on the redevelopment of the former Kesler Mill property (NCDEQ Brownfields Project No. 19050-15-080). We understand that the City of Salisbury desires to redevelop this property for mixed use residential, commercial, and recreational purposes. This grant would be a tremendous economic development achievement for the City.

We hope that the City of Salisbury is successfully awarded this grant, and we will continue to support you in your Brownfields redevelopment efforts. The Brownfields Program offers technical project guidance in accordance with our program, throughout the life of your project. This is a major key to ensuring grant applicants make efficient use of the federal funds awarded. The liability protection offered by the program is also a primary marketing tool for developers and instrumental in securing financing.

The Brownfields Program can also assist with outreach efforts to your local community regarding reuse for recreational purposes and the controls put in place to make the property suitable. The liability protection offered by a Brownfields Agreement is a benefit to the whole community and can often facilitate additional economic development.

We look forward to working with you regardless of a grant award or not. We truly believe successful Brownfields projects can rejuvenate a community.

Sincerely,

Bruce Nicholson
Brownfields Program Manager

ec: Cindy Nolan, U.S. EPA Region 4

North Carolina Department of Environmental Quality | Division of Waste Management
217 West Jones Street | 1646 Mail Service Center | Raleigh, North Carolina 27699-1646
919.707.8200

City of Salisbury, North Carolina --Kesler Mill Cleanup Project

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields

i. Background and Description of Target Area

Salisbury, North Carolina has a long, rich history that pre-dates Colonial America. In the early to mid-19th Century, factories and mills began to spring up around the city, which grew to over 100 manufacturing plants by 1950. Like many towns in North Carolina, Salisbury gradually became mill-centered, triggering housing and other businesses to develop around the neighboring mills. At the same time, Salisbury transformed into a rail center, becoming a major rail hub between Atlanta and Washington D.C. This boom of commerce and industry drove Salisbury's establishment as the major economic center for western North Carolina at the turn of the 20th Century.

Today, Salisbury is a much different place. The largest of the textile mills closed in 2000, and there has since been a steady decline of large industry and business. According to the Salisbury Post, thousands of job losses have occurred since 2000 with most of them occurring in the last ten years. For example, in 2003, Pillowtex, the owner of Kesler Mill, filed for bankruptcy and closed its mills nationwide. Overall, North Carolina lost 4,790 jobs, while Rowan County and neighboring Cabarrus County accounted for 3,984 of those lost jobs. Plant closings have left their mark on the city in terms of a drop in employment and the formation of large brownfield sites in the middle of neighborhoods. In our target area of the Park Avenue neighborhood, the former Kesler Mill once was a major economic driver, but now blights the neighborhood.

ii. Description of the Brownfield Site

The former Kesler Mill was a textile mill that operated from 1895 up until about 2003. Located in the Park Avenue neighborhood, the site encompasses approximately 12 acres of land surrounded by former mill housing. Several buildings, including a large mill house, several warehouses, a machine shop, and a waste house once existed on the property but were demolished as valuable building materials were salvaged and sold. All that remains are large piles of rubble scattered throughout the property. The site has become a huge eyesore to the community, a significant health hazard, and an attractive site for criminal activity. Approximately twenty houses share a fence line with the mill site with a direct view of the rubble and debris just a few feet behind their properties. Nearby tenants complain about stray dogs, rats, and snakes that have made these rubble piles their homes. One resident complained about being attacked by a rabid raccoon that had come out of the debris pile. In addition to these health hazards, there are many environmental problems associated with the property. An incident previously occurred where a fuel tank on-site ruptured with the contents entering groundwater and the tributary to Town Creek that runs through the property. A Phase II Environmental Site Assessment (ESA) confirmed the presence of petroleum hydrocarbons, polycyclic aromatic hydrocarbons (PAHs), and the heavy metals arsenic, cobalt, thallium, and manganese above regulatory standards. Additionally, a survey confirmed the presence of asbestos-containing materials (ACM) in the debris piles. A tributary to Town Creek runs from the northwest corner of the site to the eastern edge, and portions of the property are located in a federally designated flood plain.

b. Revitalization of the Target Area

i. Redevelopment Strategy and Alignment with Revitalization Plans

Even before our brownfield program began in 2014, the City has been focusing efforts to revitalize the Park Avenue Revitalization Area, specifically by making investments to improve

community amenities and housing. However, those efforts were (and still are) being hindered by the blight of the Kesler Mill site, so it was the first priority addressed by the City's former 2014 EPA Brownfields Assessment Grant. In addition to site assessments, the City held visioning sessions in the Park Avenue neighborhood, where residents were able to provide input, develop ideas, and determine what they would like to see developed on the site. The community came up with two concepts for the former mill – one, a mixed-used development with limited retail and residential units, the other a sports venue that can host events and tournaments. Both concepts included a greenway and passive recreational area within the floodplain along the creek that would interconnect with a planned greenway that will follow Town Creek through the County as part of the North Carolina Thread Trail. The community's vision aligns with the City's goal of transforming the former industrial property into something that fits and complements the character of the historic neighborhood. Over the past few years, the City's marketing attempts for the site has resulted in interest from at least two potential developers, but the environmental issues continue to hinder the redevelopment. Therefore, the City has acquired the property to complete the environmental cleanup. The City may then issue a Request for Proposals to potential developers for the revitalization of this site.

ii. Outcomes and Benefits of Redevelopment Strategy

The Kesler Mill site, sitting empty and vacant, is currently only assessed at $312,000. The community would like to see the large property redeveloped into multifamily residential to fit within the neighborhood. If the property were assessed at comparable values to the housing units surrounding it, the assessed value will be at least $3.6 million. The capital investment will likely be over $30 million, and create 300 temporary jobs. The apartments would also be built to energy efficient standards, particularly higher than the surrounding historic mill homes. In addition, the proposed redevelopment will include a passive park in the floodplain with a walking trail that connects to the nearby Cannon Park to the west and the Town Creek greenway trail to the east.

c. Strategy for Leveraging Resources

i. Resources Needed for Site Reuse

The City can leverage our current EPA Brownfield Assessment grant for further assessment (if unexpected questions arise), redevelopment planning, and/or community outreach. The current project just began its three year period of performance in October 2018. The City may seek a private partner for the redevelopment of the site. Once the cleanup nears completion, the City may issue a Request for Proposals to potential developers to seek private financing for the project. Two developers have already expressed interest in the property if the City undertook the environmental cleanup. Additional interest may be generated now that the site is located in a Qualified Opportunity Zone. For the park and trail portion of the redevelopment, the City may seek grants from the North Carolina Parks and Recreation Trust Fund (PARTF) with matching funds from the City's recreation budget. Our CDBG program will be leveraged to further encourage the rehabilitation of homes in the area. As part of Rowan County's commitment to the successful cleanup of the project, the County will provide in-kind services to cover the cost of disposing of contaminated soils and debris at the County's landfill. A portion of this in-kind contribution will be used to meet the cost share requirements, and the remaining portion will be used as leveraged resources (further described in section 3.b).

ii. Use of Existing Infrastructure

As a former industrial site, sufficient water, wastewater, and electrical utilities exist at the

site to be reused for the proposed redevelopment. The large site currently cuts off the existing street grid of the neighborhood, so the community hopes any redevelopment will connect Cemetery St, Green St, and Arlington St through the site. NC Department of Transportation (DOT) funds with local matching funds may be sought to complete the construction of those roads.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need

i. The Community's Need for Funding

The closure of Kesler Mill and the steady hemorrhaging of jobs in the years after have significantly impacted the Park Avenue neighborhood and the surrounding areas. Since 2009, industries that include PGT, Maxon Furniture, Coca Cola, WA Brown & Sons, Performance Fibers, and American Efird have all closed their doors in Salisbury. These companies account for nearly 1,000 job losses alone. In May 2016, the China Grove Yarn Plant closed, taking with it an additional 123 jobs. Most recently, the DuraFiber Technologies plant closed in September, eliminating another 373 jobs in Salisbury. With low per capita ($23,314) and median household incomes ($32,604), high unemployment (16.6%), and higher poverty rates (33.2% of individuals and 41.1% of Families with Children), the community does not have the resources to fund a brownfields program.[1] With the small population (target area = 4,541; City = 33,561), the community cannot be burdened with even higher taxes. The City is leveraging other grant programs, such as CDBG, to make improvements in the targeted community, but these funds are limited to blight removal and focused on housing improvements.

ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations

In community outreach meetings, residents have routinely expressed concerns about people cutting through their yards to duck into brownfields like the Kesler Mill site as sanctuaries to avoid capture from pursuing police officers. Neighborhoodscout.com assigned Salisbury a ranking of 5 out of 100, meaning Salisbury is safer than only 5% of cities across the nation. The City is experiencing 81 crimes per square mile, which is significantly higher than Rowan County's rate of 27 crimes per square mile, and the US median of 32 crimes per square mile. The current state of the derelict Kesler Mill site makes it a haven for drug users, vandals, and other criminal elements. Cleaning up the site and restoring it to productive use will help reduce crime rates in the target neighborhood.

A tributary to Town Creek runs through the former Kesler Mill site, and Town Creek flows to the Yadkin River. High Rock Lake, the first of the Yadkin chain lakes, is the most threatened section of the river and has been classified a 303(d) impaired resource water, complete with fish advisories in place against consumption due to toxic mercury levels. Many residents of low-income communities rely on sustenance fishing as part of their diet. The target area has an elevated percentage children under five (7.3% versus 5.5% for the City), a population that is sensitive particularly to contaminants (such as the benzene found in site soils) that may affect development or other issues, such as low birth weight (9.6% in Rowan County). In order to protect sensitive populations and valuable natural resources, efforts must be made to reduce both point and non-point source pollution, such as runoff from contaminated soils at the Kesler Mill site.

[1] US Census, 2013-2017 American Community Survey 5-year Estimates.

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

According to data culled from the most recent available data 2018 County Health Rankings report (data is unavailable at the City level), Rowan County ranked very poorly overall at 62nd of all 100 counties in North Carolina. The county has elevated rates of multiple measures for health conditions when compared to the state including: heart disease (11% greater than the state), diabetes (12% higher than the state), kidney disease (10% higher than the state), obesity (18% higher than the state), stroke (18% higher than the state), **respiratory disease (22% higher than the state)**, infant death rate (5.9% higher than state), **respiratory cancer (17% higher than the state)**, and **total cancer rate (506.4 Rowan County vs. 182.2 North Carolina)**. In a survey performed by the Blue Ridge Environmental Defense League (BREDL), Salisbury residents were found to have almost twice the incidence of cancer compared to Rowan County incident rates – an amount deemed statistically significant.

Asbestos is being exposed to the open environment from the debris piles on the former Kesler Mill property. Asbestos is known to cause respiratory diseases, such as asbestosis, lung cancer and mesothelioma. Benzene found in soils and groundwater at the Kesler Mill is also a known carcinogen. The mitigation of site contaminants and the redevelopment of the Kesler Mill property will reduce the targeted community's exposure risk to the known and suspected carcinogens, such as benzene, PAHs, and heavy metals.

(3) Economically Impoverished/Disproportionately Impacted Populations

The Park Avenue neighborhood is economically impoverished and disproportionately share the negative consequences of industrial and commercial operations. The neighborhood was once home to the large Kesler Mill textile operations, and several other industries including a foundry. The neighborhood is also sandwiched between Interstate 85 and the railroad that brought industry and growth to Salisbury as well as a host of other environmental issues along with it. Exhaust from locomotives (first coal now diesel), automobiles, and trucks expose residents to potentially dozens of contaminants, including carcinogens, smog-forming compounds, and fine particulate matter. Exposure to fine particles is known to cause asthma attacks, heart attacks, lung cancer, strokes and even premature death. The target community also is impacted by the noise and vibrations from the busy rail line and interstate. Plus, many fear an explosive derailment of the long trains transporting oil passing through the City, as seen over recent years in other communities.

In addition to the noted former industries, manufacturing facilities, the interstate, and the railway, EPA's EnviroFact mapping tool indicates the presence of twenty-one facilities listed with air emissions permits, fifty-four facilities listed as small quantity RCRA generators, and ten facilities being tracked by the Toxic Releases Inventory. In addition, according to USEPA, Rowan County was designated a non-attainment area for 8-hour ozone measurement air quality. Areas of the country where air pollution levels persistently exceed the National Ambient Air Quality Standards may be designated "non-attainment". A disproportionate concentration of the minority (39.2% in the affected neighborhood compared to 20.8% in Rowan County) and poor population (41.4% of families with children below the poverty threshold compared to 20.2% in Rowan County) resides in Salisbury and live in close proximity to the brownfield sites, such as the Kesler Mill, as well as the railroad. The disparity of the overburdening of this population is evident, making a strong case for environmental justice concerns.

Cleanup of contaminated soils and debris at Kesler Mill will eliminate some of these concerns. With the blight removed, neighboring properties will be encouraged to invest in their own homes and businesses. Our CDBG program will be leveraged to further encourage the

rehabilitation of homes in the area and the conversion of many of the rental homes to owner-occupied homes. The redevelopment of this site can help break the cycle of poverty in the target community.

b. Community Engagement

i. Community Involvement

List of Project Partners

Partner Name	Point of contact	Specific role in the project
Park Avenue Redevelopment Corporation	Lou Manning 704-267-3007 Lmanning1@fibrant.com	Communicate and encourage participation by community members, provide input on cleanup options and plans, participate in visioning and evaluation of redevelopment proposals
Downtown Salisbury, Inc.	Larissa Harper, Exec. Director Larissa.harper@salisburync.gov 704-637-7814	Promote redevelopment of the site, provide market analysis support, connect with potential developers
Historic Salisbury Foundation, Inc.	director@historicsalisbury.org (704)636-0103	Promote neighborhood revitalization; assist with community outreach
Rowan County Chamber of Commerce	Elaine Spalding, President espalding@rowanchamber.com 704-633-4221	Encourage investment in brownfields; partner to bring new business prospects to area; promote the project with elected reps

ii. Incorporating Community Input

The City will continue to utilize the Brownfields Advisory Committee (BAC) that is already in place for the EPA Brownfields Assessment Project to communicate information between the project team and the community at large. However, the City will use a more targeted approach to communicate with residents and stakeholders in the Park Avenue Neighborhood. A series of community meetings will be held at the Park Avenue Community Center, located across the street from the Kesler Mill site. The meetings will be held before key milestones of the cleanup project, including at a minimum at kickoff, prior to site work commence, after site work is completed, and after redevelopment proposals are received. The meeting will provide the community the opportunity to assist the City in making decisions throughout the project. In support of these efforts, we will prepare outreach and promotional materials to be distributed at meetings, via mail, newspapers, and the City's website and Facebook page. We will also continue to reach out to local reporters to ensure the information, public meetings, and project successes are covered in the local media. In addition, we will utilize the City's Nixle system, a Community Information Service dedicated to helping community members stay connected to the information that matters most to them, based on their interest and location. The system can be used to send targeted messages via phone, text, e-mail, or app to community members who have registered.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Proposed Cleanup Plan

ACM, heavy metals, PAHs, and petroleum products are the contaminants of concern (COC) for this project. Site assessment identified contaminated soils in three localized areas on the site. Specifically, soil in the area around SB-2, SB-3, and GW-7 had elevated levels of the metals Arsenic, Cobalt, and Thallium, as well as elevated levels of PAHs from 0' to 4' below ground surface. Soils in the areas surrounding SB-1 and the grouping of SB-4, SB5, and GW-8 had elevated levels of petroleum constituents and PAHs. Additionally, an estimated 7,000 cubic yards of debris is suspected to contain ACM. Because of the nature of the contaminants, ACM

abatement and additional remediation of site soils are needed. The Phase II ESA identified limited impacts to groundwater at this site. However, as a result of these limited impacts, this ABCA makes the base assumption that all alternatives will include a deed restriction prohibiting use of groundwater from the property for drinking or irrigation purposes.

The draft ABCA recommends excavating impacted soils in the areas surrounding SB-1, the area of SB-2, SB-3, and the grouping of SB-4, SB5, and the area of GW-7 and GW-8, disposal of impacted soils in an approved off-site landfill, and backfilling the areas of excavation with off-site soils. Additionally, the ABCA recommends the design and execution of an ACM abatement plan to remove and properly dispose of the comingled ACM debris at the site. The recommended option addresses both the ongoing presence of COCs and the ACM, thereby by removing the exposure threat to nearby residents in the short term and making the site suitable for redevelopment in the long term.

b. Description of Tasks and Activities

Task 1 – Project Management: The City's Project Manager will be responsible for the overall execution and management of the project. He will track project tasks, schedule and budget; oversee the work of the Qualified Environmental Professional (QEP) and the selected brownfields cleanup contractor; and report on project activities and accomplishments to stakeholders. The QEP will support reporting activities and will develop a Final Cleanup Report to document all project activities.

Task 2 – Community Outreach: The City's Project Manager will lead the Community Outreach activities. The City will work closely with the neighborhood and partner organizations throughout the project. The City will plan and conduct a series of stakeholder meetings at key milestones in this project. The City will establish an information repository, and will communicate project information through local newspapers, social networking platforms, and other electronic means.

Task 3 – Cleanup Planning: Cleanup planning efforts will be led by the QEP consultant. Activities will include finalizing the ABCA document to include obtaining review and approval from EPA and NCDEQ Project Managers, placing the ABCA on a 30-day public review and comment period, preparing the Quality Assurance Project Plan (QAPP) for confirmation soil sampling, negotiating and receiving the necessary regulatory approvals, and preparing bid documents for the solicitation of cleanup contractors.

Task 4 – Site Cleanup: The City will use the majority of the grant funds for the actual site cleanup activities. The City will competitively procure a remediation contractor, which the Project Manager will oversee with the assistance of the QEP. Based on the Phase II ESAs of the property and the findings from the draft ABCA, contractor cleanup activities are estimated to include contaminated soil and debris removal and disposal. The QEP will work with NCDEQ to certify the cleanup is complete under the NC BFA.

In support of the City's application, Rowan County will provide in-kind services, valued at approximately $165,150, to cover the cost of disposing (tipping fees = $36/ton) of contaminated soils and ACM debris at the County's landfill. Per a signed Memorandum of Agreement with the City, the City will reimburse the County for the fees upon sale of the property or in 10 years, whichever comes first. $100,000 of these in-kind services will be used to meet the cost share requirements, while $65,150 will be considered leveraged funding.

c. Cost Estimates and Outputs

Budget Categories		Project Tasks ($)				Total
		Project Management	Community Outreach	Cleanup Planning	Site Cleanup	
Direct Cots	Personnel					
	Fringe Benefits					
	Travel					
	Equipment					
	Supplies					
	Contractual	$18,000	$9,000	$17,000	$456,000	$500,000
	Other				$100,000	$100,000
Total Direct Costs		$18,000	$9,000	$17,000	$556,000	$600,000
Indirect Costs						
Total Federal Funding		$18,000	$9,000	$17,000	$456,000	$500,000
Cost share		$0	$0	$0	$100,000	$100,000
Total Budget		$18,000	$9,000	$17,000	$556,000	$600,000

All cost estimates are based upon costs incurred on the City's EPA Brownfields Assessment Projects and information provided by the QEP from similar brownfield cleanup projects.

Task 1 – Project Management:

Contractual Costs: 36 project team meetings (36x$250); 12 Quarterly Reports (12x$300); 3 annual reports (3x$100); 1 final summary report ($2,100); quarterly ACRES updates (12x$250) = **$18,000**

Outputs: 12 Quarterly Reports, 3 DBE reports, 3 FFRs, 1 Final Cleanup Report

Task 2 – Community Outreach:

Contractual Costs: Outreach meetings (6x$1,000); Articles/media updates (12x$250) = **$9,000**

Outputs: 6 Community Meetings, 12 Articles or Outreach Collateral

Task 3 – Cleanup Planning:

Contractual Costs: Finalize ABCA, including incorporating comments from public notice and regulatory review ($2,500); QAPP ($5,000); Health & Safety Plan (HASP) ($1,000); Development of bid documents (RFP) for site cleanup activities, evaluation of bids, calling references, coordination of a pre-bid onsite meeting and selection of contractors ($8,500) = **$17,000**

Outputs: 1 ABCA, 1 QAPP, 1 HASP, 1 Set of Bid Documents

Task 4 – Site Cleanup:

Contractual Costs: Excavation and Disposal of Contaminated Soil: Assuming 1,500 CYD of soil to be removed at $60/CYD (1,500 CYD x $60 = $90,000); Transportation and Disposal of ACM Contaminated Debris – Tipping Fee deferred: Est. 7,175 CYD at $51/CYD (7,175 CYD x $51 = $366,000) = **$456,000**

Other Costs: In-kind contribution for tipping fees: (1500 CYD soil x $24/CYD = $36,000; 7175 CYD ACM debris x $18/CYD = $129,150) = $165,150: Leveraged = $65,150; Cost share = **$100,000**

Outputs: 1 Certificate of Completion

d. Measuring Environmental Results

The City's project team will meet quarterly to track the project's progress in fulfilling the scope of work, goals, and objectives. Each Quarterly Report submitted to EPA will include an update of project expenditures and will track activities and expenses against the project's schedule. Corrective action and work plan modification requests will be identified, as appropriate. Specific performance metrics detailed in the Work Plan will be used to summarize project accomplishments. Additionally, site-specific information will be routinely entered and tracked in the online ACRES database. At a minimum, the outputs to be tracked include the number of advisory committee meetings, public meetings, meetings with community groups, cleanup report, final ABCA, and final redevelopment plan; and, the outcomes to be tracked include community participation, acres ready for reuse, redevelopment dollars leveraged, and jobs created.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability

i. Organizational Structure

Salisbury has the requisite capacity to administer the EPA grant funds based on previous experience in federal and state grant management. Mr. Kyle Harris, Urban Planner and brownfields project manager for the City of Salisbury, holds a bachelor's degree in public policy from UNC-Chapel Hill, with a minor in city and regional planning. Mr. Harris supported the City's first EPA Brownfield Assessment Project that closed in 2017, and he serves as the Project Manager for the City's current EPA Brownfield Assessment Project. Mr. Harris works on long-range and special area planning for the City, helps administer a number of federal, state, and local programs, and partners with citizens and stakeholders on economic development and neighborhood revitalization projects. He is assisted by Ms. Deborah Young, Facilities Division Manager. Young, a 1985 graduate of Appalachian State University with a BS, MA in Industrial Technology, also graduated in 2000 from the Babcock Graduate School of Management at Wake Forest University. She is a North Carolina Licensed General Contractor, and has experience in marketing, sales, construction, and business consulting. She obtained certification as a Professional Energy Manager in 2012. During this time she has been responsible for the construction and renovation of over 150,000 square feet of facilities including a new Fire Station and Customer Service Center. Mr. Harris will continue to be supported by Mr. Wade Furches, Finance Manager, for financial management of the EPA grant funds and reporting requirements.

ii. Acquiring Additional Resources

Following City procurement procedures in compliance with state and federal (2 CFR 200 and EPA's rule at 2 CFR 1500) requirements, the City procured an experienced brownfields consultant to provide services on a multi-year, multi-project contract. The selected consultant will support the project management, cleanup planning, and cleanup oversight for this project. The Finance Department's Purchasing Division provides a centralized source of procedures, information and support related to the purchase and/or lease of supplies, materials, equipment and contractual services for the City. The Division will again provide support to procure a remediation contractor to complete the contaminated oil and debris removal activities on the site.

b. Past Performance and Accomplishments

i. Currently Has or Previously Received an EPA Brownfields Grant

(1) Accomplishments

The City received an EPA Brownfields Assessment Cooperative Agreement in October 2014 and closed in September 2017. The project accomplished the objectives set out in the initial grant application and work plan, including the assessment of the top four priority sites. In addition, three other high-priority sites have been assessed. A total of six Phase I ESAs, five Phase II ESAs, three ACM surveys, one lead based paint survey, and two redevelopment plans were or are being completed. Three of the sites have entered into the North Carolina Brownfields Program. Over $25 million in investment is planned or currently in progress on five of the sites, projected to create over 75 jobs. The outputs and outcomes are accurately reflected in ACRES.

The City received a second EPA Brownfields Assessment Cooperative Agreement in October 2018. Project activities have just begun, and the project team is working with the community to prioritize sites for assessment. The draft ABCA for the Kesler Mill site was completed under this project. The outputs and outcomes will be entered into ACRES as site-specific information becomes available.

(2) Compliance with Grant Requirements

The City has and continues to comply with all grant requirements, including the work plan and the terms and conditions. The first assessment project began on October 1, 2014, successfully completed all planned activities, expended all funds, and closed on September 30, 2017. The second assessment project began on October 1, 2018, and is scheduled to complete September 30, 2021. Results of the completed assessments and the completed redevelopments have been and will continue to be entered into ACRES. In addition, the City has submitted all quarterly and annual reporting on time and as required.

Threshold Criteria

1. **Applicant Eligibility**
   The City of Salisbury (City) is a general-purpose unit of local government as defined under 2 CFR 200.64.

2. **Previously Awarded Cleanup Grants**
   The Former Kesler Mill/Fieldcrest Plant #7 has not received funding from a previously awarded EPA Brownfields Cleanup Grant.

3. **Site Ownership**
   The City of Salisbury acquired the Former Kesler Mill/Fieldcrest Cannon Plant #7 and recorded the deed on January 31, 2019.

4. **Basic Site Information**
   a) Former Kesler Mill/Fieldcrest Cannon Plant #7
   b) 423 North Martin Luther King Jr. Ave., Salisbury, NC, 28144
   c) City of Salisbury, North Carolina
   d) Not applicable

5. **Status and History of Contamination at the Site**
   a) The site is contaminated predominantly with hazardous substances with some comingled petroleum constituents. Debris with asbestos-containing materials (ACM) and soil contamination have been identified across the site, hindering further redevelopment efforts.
   b) The site was first developed as a textile mill circa 1895, named the Kesler Manufacturing Company. J.W. Cannon gained ownership in 1899 and expanded the mill to include several additional structures, including a second mill building. Throughout operation, mill houses surrounded the subject property to house site workers. In 1928, the site became known as Cannon Mill Plant #7. The site underwent three additional property transfers toward the end of the 20th century before eventually ceasing operations in August 2000, after the owner at the time, Pillowtex, filed for bankruptcy. Since ceasing operation, site structures have been demolished and left in large debris piles (approximately 7,000-8,000 cubic yards) centered on the former main area of operations. The site is currently vacant.
   c) ACMs, with greater than one percent asbestos, have been identified in approximately 7,000-cubic yard debris piles from previous building materials in the former main area of operations. Additionally, soil contamination is present in the area of seven (7) sample locations denoted on a 2016 Phase II environmental site assessment (ESA). Site soils have been impacted by historical generation and/or release of benzene, lead, tetrachloroethylene (PCE), trichloroethylene (TCE), target analyte list (TAL) metals, polynuclear aromatic hydrocarbons (PAHs), and total petroleum hydrocarbons (TPHs).
   d) A Phase I Environmental Site Assessment (ESA) was completed at the site in August 2013. During the assessment, suspect ACMs were identified and reported. Additionally, historical release from former leaking gasoline and a fuel oil underground storage tanks (USTs) of approximately 550-gallon and 40,000-

gallon capacity, respectively, and the historical presence of a leaking number 6 fuel oil above ground storage tank (AST) of approximately 15,000-gallon capacity, were identified as recognized environmental conditions (RECs). Subsequent to the 2013 Phase I ESA, and using funds from the City of Salisbury's Community-Wide Brownfields Assessment Grant, a Limited Asbestos-Containing Materials Survey was conducted at the site in January 2016. The results of the Survey revealed the presence of ACM in 55 of 88 suspect materials, including former roofing materials and floor tiles, within site debris piles, for an estimated total of 7,000-cubic yards of ACM within the piles. Additionally, a Phase II ESA was completed at the site in February 2016. The results of the Phase II ESA revealed the presence of TAL metals, PAHs, and TPHs in in site soils, in excess of regulatory criteria. Site soil contamination is present due to historical generation of benzene, lead, PCE, TCE, TAL metals, PAHs, and TPHs. A new Phase I ESA was completed on January 18, 2019, prior to property transaction, identifying the ACM and soil contamination identified in the Phase II ESA as RECs.

6. **Brownfields Site Definition**
   a) The site is not listed or proposed for listing on the National Priorities List.
   b) The site 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.
   c) The site is not subject to the jurisdiction, custody, or control of the United States government.

7. **Environmental Assessment Required for Cleanup Grant Proposals**
   Phase I ESAs were conducted to identify RECs in connection with the site and to evaluate future potential liability associated with past or current practices onsite. A Phase I ESA was completed at the site on August 14, 2013, and on January 18, 2019. A Limited Asbestos-Containing Materials Survey was completed on January 8, 2016 to survey the site, observe the remaining debris piles at the site, and note and/or sample potential ACM, in preparation for site clearing activities. A Phase II ESA was completed on February 16, 2016, at the subject property to create a better understanding of site conditions, and to better define the extent of contamination in site media. As a result of these investigations, ACM was revealed to be present within debris piles at the site, and site soils were revealed to have been impacted by historical generation of hazardous substances.

8. **Enforcement or Other Actions**
   The City is not aware of any ongoing or anticipated environmental enforcement or other actions related to the subject site. The City is not aware of any inquiries or orders from federal, state, or local government entities on the subject property.

9. **Sites Requiring a Property-Specific Determination**
   The Former Kesler Mill/Fieldcrest Cannon Plant #7 does not require a property-specific determination.

10. Threshold Criteria Related to CERCLA/Petroleum Liability

EPA followed the Region 4 Brownfield Grant Site Eligibility Determination Outline and approved the site eligibility on December 15, 2011.

(a) Property Ownership Eligibility – Hazardous Substances Sites

i. EXEMPTION TO CERCLA LIABILITY

(3) Property Acquired Under Certain Circumstances by Units of State and Local Government

a. The City accepted the transfer of the property from the previous owner, Fund for Community Support, Inc. of Peachtree City, Georgia, due to tax delinquency.

b. January 31, 2019

c. The disposal of hazardous substances at the site occurred before the City acquired the property, and the City did not cause or contribute to any release of hazardous substances at the site.

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

11. Cleanup Authority and Oversight Structure

a) The City enrolled the site in the North Carolina Brownfields Program. All cleanup activities will be completed in accordance with the Brownfields Agreement and with the oversight of the North Carolina Brownfields Program Project Manager. During site cleanup activities, the City will comply with all applicable federal and state laws and ensure that the cleanup is protective of human health and the environment. The City wishes to continue with the redevelopment of the site into potentially a mixed commercial and residential development, by removing and disposing of ACM and contaminated soils off-site. In order to proceed with their plans, identified ACMs and soil contaminants need to be abated and/or mitigated at the site. Asbestos abatement in the state of North Carolina is regulated and overseen by the Asbestos Hazard Management Program of the Health Hazards Control Unit of the Department of Health and Human Services (DHHS). They are governed by North Carolina General Statute §130A-444 through 452 – Asbestos Hazard Management Program (AHMP). Additionally, this work must be performed in accordance with OSHA asbestos regulations 29 CFR 1910 & 1926 and the National Emission Standards for Hazardous Air Pollutants (NESHAP) asbestos regulations 40 CFR 61, subpart M.
The City will rely on the technical expertise of a brownfield/environmental consultant to manage, oversee, and complete the cleanup activities at the site property. The City selected the qualified consultant with brownfields experience through a competitive process in accordance with the competitive procurement provisions of 2 CFR 200, EPA's rule at 2 CFR 1500, and our own procurement requirements.

b) It is unlikely that impact has occurred on adjacent properties. However, if off-property access is necessary for any of the proposed removal activities, the City's personnel know and have a good working relationship with the adjacent property

owners. Additionally, during cleanup activities, the City will monitor the property boundaries in order to ensure no off-site migration of ACMs or soil contaminants.

12. Community Notification

a) Draft Analysis of Brownfield Cleanup Alternatives (ABCA)
A copy of the Draft ABCA is attached. Cleanup alternatives and a recommended solution were presented in the public meeting held on January 28, 2019.

b) Community Notification Ad
The City placed a Legal Notice in the *Salisbury Post*, a post on its website and social media accounts, and through the City's Nixle notification system. City staff also walked the Park Avenue Neighborhood on Friday, January 25, 2019, informing residents of the upcoming meeting. The legal notice was published on January 17, 2019, to advertise the public meeting held at the Park Avenue Community Center on January 28, 2019. A copy of the ad is attached.

c) Public Meeting
The public meeting to discuss the cleanup project, the grant application, and the Draft ABCA was held in the Park Avenue Community Center on January 28, 2019. Mr. Joe Morici, of Cardno, Inc., presented the findings of the ABCA and was available to answer any questions regarding the ABCA or the cleanup project at the site. The City hired Cardno to provide consulting services and develop the ABCA. The audience expressed unanimous support when asked whether the City should proceed with the acquisition and the cleanup grant. No comments were received on the ABCA or grant application. A summary of events at the public meeting and a sign in sheet are attached.

d) Submission of Community Notification Documents
The following are attached (unless otherwise noted):
- Copy of the Draft ABCA, Cardno, Inc., dated January 18, 2019
- Copy of the Legal Notice in the Salisbury Post from January 17, 2019
- No comments on the ABCA or grant application were received during the public meeting or from the community during the public notice/comment period (ending January 29, 2019).
- A summary of the public meeting and activities
- A copy of the sign-in sheet

13. Statutory Cost Share

In support of the City's application, Rowan County will provide in-kind services, valued at approximately $165,150, to cover the cost of disposing (tipping fees = $36/ton) of contaminated soils and ACM debris at the County's landfill. Per a signed Memorandum of Agreement with the City, the City will reimburse the County for the fees upon sale of the property or in 10 years, whichever comes first. $100,000 of these in-kind services will be used to meet the cost share requirements, while $65,150 will be considered leveraged funding.

OMB Number: 4040-0004
Expiration Date: 12/31/2019

Application for Federal Assistance SF-424

* 1. Type of Submission:
- [x] Preapplication
- [ ] Application
- [ ] Changed/Corrected Application

* 2. Type of Application:
- [x] New
- [ ] Continuation
- [ ] Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received: 01/31/2019

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: City of Salisbury, North Carolina

* b. Employer/Taxpayer Identification Number (EIN/TIN): 56-6000237

* c. Organizational DUNS: 0745170200000

d. Address:

* Street1: PO Box 478
Street2:
* City: Salisbury
County/Parish:
* State: NC: North Carolina
Province:
* Country: USA: UNITED STATES
* Zip / Postal Code: 281450479

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: Mr.
* First Name: Kyle
Middle Name:
* Last Name: Harris
Suffix:

Title: Urban Planner

Organizational Affiliation:

* Telephone Number: (704) 638-5324
Fax Number: (704) 638-8555

* Email: kharr@salisburync.gov

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

*** 12. Funding Opportunity Number:**

EPA-OLEM-OBLR-18-07

* Title:

FY19 GUIDELINES FOR BROWNFIELDS CLEANUP GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment | Delete Attachment | View Attachment

*** 15. Descriptive Title of Applicant's Project:**

Kesler Mill Brownfields Cleanup Project

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant: NC-12
* b. Program/Project: NC-12

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 10/01/2019
* b. End Date: 09/30/2022

18. Estimated Funding ($):

* a. Federal	500,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	100,000.00
* f. Program Income	0.00
* g. TOTAL	600,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- [ ] a. This application was made available to the State under the Executive Order 12372 Process for review on .
- [x] b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- [ ] c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

- [ ] Yes
- [x] No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

- [x] ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: Mr.
* First Name: Brian
Middle Name:
* Last Name: Hiatt
Suffix:

* Title: Interim Planning Director

* Telephone Number: 704-638-5230
Fax Number: (704) 638-8555

* Email: brian.hiatt@salisburync.gov

* Signature of Authorized Representative: Wade Furches
* Date Signed: 01/31/2019

R04-19-C-020

Town of Drexel, North Carolina
Drexel Heritage Furniture Plant Cleanup Project

1. Applicant Identification: Town of Drexel
   202 Church Street
   Drexel, North Carolina 28619

2. Funding Requested:
   a. Single Site Cleanup
   b. Federal Funds Requested:
      i. $500,000
      ii. The Town of Drexel is not requesting a Cost-Share Waiver
   c. Contamination: Hazardous ($500,000)

3. Location:
   a. Town of Drexel
   b. Burke County
   c. State of North Carolina

4. Property Information: Former Drexel Heritage Furniture Plant
   101 North Main Street
   Drexel, North Carolina 28619

5. Contacts:

   Project Director:
   Sherri Bradshaw
   Town Manager
   202 Church Street
   Drexel, NC 28619
   (828) 437-7421
   sbradshaw@townofdrexel.net

   Chief Executive/Highest Ranking Official:
   Danny Ritchie
   Mayor
   202 Church Street
   Drexel, NC 28619
   (828) 437-7421

6. Population:
   Town of Drexel Population: 1,828 (2017 American Community Survey 5-year estimates)

7. Other Factors Checklist:

Other Factors	**Page #**
Community population is 10,000 or less.	#6 above, Narrative pg. 1
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
The priority brownfield site(s) is impacted by mine-scarred land.	
Secured firm leveraging commitment ties directly to the project and will facilitate completion of the project/redevelopment; secured resource is identified in the Narrative and substantiated in the attached documentation.	Narrative pg. 2

The proposed site(s) is adjacent to a body of water (i.e., the border of the site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare.	Narrative pgs. 1&2
The priority site(s) is in a federally designated floodplain.	
The redevelopment of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.	

8. Letter from the State or Tribal Environmental Authority: A letter from Mr. Bruce Nicholson, Brownfields Program Manager at NCDEQ is attached.

ROY COOPER
Governor
MICHAEL S. REGAN
Secretary
MICHAEL SCOTT
Director

NORTH CAROLINA
Environmental Quality

January 8, 2019

Sherri Bradshaw
Town of Drexel Town Manager
P.O. Box 188
Drexel, NC 28619

Re: U.S. EPA Brownfields Cleanup Grant – Drexel #1

Dear Ms. Bradshaw,

The North Carolina Department of Environmental Quality (DEQ) Brownfields Program acknowledges and supports the Town of Drexel's application for a U.S. EPA Brownfields Cleanup Grant. We are aware that your grant focuses specifically on the redevelopment of the former Drexel 1, a former furniture manufacturing facility. The former Drexel 1 is not currently involved in the NCDEQ Brownfields Program, but we understand that an application for entry into our program is forthcoming. This grant would be a tremendous economic development achievement for the Town.

We hope that the Town of Drexel is successfully awarded this grant, and we look forward to supporting you in your Brownfields redevelopment efforts. The Brownfields Program offers technical project guidance in accordance with our program, throughout the life of your project. This is a major key to ensuring grant applicants make efficient use of the federal funds awarded. The liability protection offered by the program is also a primary marketing tool for developers and instrumental in securing financing.

The Brownfields Program can also assist with outreach efforts to your local community regarding reuse for recreational purposes and the controls put in place to make the property suitable. The liability protection offered by a Brownfields Agreement is a benefit to the whole community and can often facilitate additional economic development.

We look forward to working with you regardless of a grant award or not. We truly believe successful Brownfields projects can rejuvenate a community.

Sincerely,

Bruce Nicholson
Brownfields Program Manager

ec: Cindy Nolan, U.S. EPA Region 4

North Carolina Department of Environmental Quality | Division of Waste Management
217 West Jones Street | 1646 Mail Service Center | Raleigh, North Carolina 27699-1646
919.707.8200

Town of Drexel, North Carolina
Drexel Heritage Furniture Plant Cleanup Project

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields

i. Background and Description of Target Area

Located in the Western Piedmont region of North Carolina, less than an hour's drive west from the Charlotte metropolitan area along Interstate 40 (I-40), lies the tiny town of Drexel. Named for Anthony Joseph Drexel, a Philadelphia financier and philanthropist who served on the board directors of the Norfolk Southern Railroad, the town grew and flourished due to the furniture and textile industries that located here. The railway depot was located at the central point of downtown, and the town limits were established in a one-half mile radius of the depot, creating the round footprint of the Town. In the early 1900s, the Drexel Heritage Furniture Plant and Drexel Knitting Mills were established, solidifying the Town's economy as an industrial and manufacturing community. Drexel prospered for decades, and the Drexel Heritage Furniture Plant (the primary industry) provided jobs for over 500 people at its peak of operations.

Akin to many small textile and industrial towns across the South, Drexel's manufacturers were forced to close following a change in the global economy. Prior to closing in 2001, the Drexel Heritage Furniture Plant was the Town's last remaining industry. It now stands as a blight on the landscape (it is the first view visitors see as they enter Drexel) and occupies most of the developable land within Town limits.

The target area for this initiative is the entire Town of Drexel, due to its small population (1,828 total population as of the 2017 American Community Survey 5-year estimates) and geographic size (1.4 square miles total).

ii. Description of the Brownfield Site

The former Drexel Heritage Furniture Plant operated from 1903 to 2001 as a manufacturer of traditional and modern furniture. Located at the intersection of Main Street and the Norfolk-Southern Railway and in the geographic center of Drexel, the former plant encompasses two parcels totaling just over 60 acres. The eastern parcel (approximately 30 acres) is the subject of this grant application. Several structures once existed on the subject property, including the former plant and several smaller outbuildings. Following closure in 2001, the site was leased on and off for a decade. In 2008, the property was sold, the acreage deforested, and on-site buildings were demolished and salvaged for anything valuable. All that remains are two small one-story buildings, a former dust collection silo, and large piles of building demolition material and structural foundations that are visible in places beneath the debris. The site is a major blemish on the community's landscape, a significant health hazard, and an impediment to the economic redevelopment efforts of the Town. Nearby residents have had to face a host of concerns stemming from the property, including homeless men living in the old silo, stolen property hidden in one of the remaining empty buildings, and, most frighteningly, a missing man was found dead in the underbrush. Despite efforts to secure the property, it has become a haven for trespassing adolescents who constructed a skate park on one of the remaining foundations. A Phase II Environmental Site Assessment (ESA) and Asbestos Containing Materials (ACM) survey confirmed the presence of a significant amount of ACM comingled within the demolition debris along with a small area of surface soil (PAHs and heavy metals) contamination. Five single-family homes are a stone's throw away from the factory, located immediately across the narrow, two-lane Main Street, and three single-family homes and a Baptist church share a property boundary with the former factory property on the northern portion of the site. A tributary to Howard Creek (which drains into the Catawba River) and associated wetlands flow across the

back western portion of the subject property.

b. Revitalization of the Target Area

i. Redevelopment Strategy and Alignment with Revitalization Plans

The Town has been diligently working to redevelop the former Drexel Plant site for years as a new industrial park. The site's location immediately adjacent to the railway and within the I-40 corridor makes it ideal for light industrial/manufacturing uses that have transportation needs for shipping/receiving of goods and products. Through a lengthy series of events, the previous property owner agreed to donate the site to the Town in lieu of payment on back taxes. Thus, the Town acquired the property along with the significant costs to clear the building site and repair damaged infrastructure. By partnering with multiple agencies, organizations, and private individuals, the Town is taking steps toward achieving this goal. Environmental assessments were completed at the property as part of Burke County's 2017 EPA Brownfields Assessment Grant. The former Drexel Plant is a priority site for the entire county due to the anticipated economic value its redevelopment will bring. The Town is in the process of negotiating a Brownfield Agreement with the North Carolina Department of Environmental Quality (NCDEQ) to ensure the Town receives the necessary liability protections and that cleanup achieves both state and federal standards. In order to make the site marketable once it is ready for reuse, ElectriCities is in the process of certifying the property through their Smart Site Program. ElectriCities is a not-for-profit membership of municipally-owned electric utilities that advocate for public power communities at the state and federal level. Under their guidance, the Smart Sites program was established in 2014 to help member communities, including the Town of Drexel, prepare shovel-ready sites for economic development. Sites, such as the former Drexel Heritage Furniture Plant, must meet specific requirements and undergo an extensive review process by site selection experts. Once the Drexel Furniture Plant is sufficiently remediated, the target site will be one step closer to achieving this difficult-to-achieve designation.

ii. Outcomes and Benefits of Redevelopment Strategy

In its current state (empty, vacant, and covered in asbestos-laden building debris), the Drexel Furniture Plant is only assessed at $443,771, far less than comparable industrial properties in Burke County that are in use. Upon completion of the required environmental cleanup, the anticipated private investment for this project is estimated to be at least $25 million with the creation of an estimated 150 jobs.[1] Further, the property is large enough to produce three marketable site ready industrial sites with rail service and dual-phase power. Reuse of the site will boost employment opportunities, tax and electric service revenues, and perhaps most importantly, citizen morale for the Town of Drexel.

c. Strategy for Leveraging Resources

i. Resources Needed for Site Reuse

As a local government, the Town is eligible to pursue numerous sources of state and federal funding. Multiple resources will be leveraged to complete the cleanup at the former Drexel Furniture Plant and prepare the site for redevelopment. A $500,000 CDBG grant was awarded to the Town of Drexel in April 2018 for the removal of structural foundations and to assist with the proper removal and disposal of contaminated debris at the property. The Town contributed $137,000 for the required match for the CDBG grant, and a private citizen donated $30,000 towards site revitalization efforts. In order to properly address the large amount of environmental

[1] Building Reuse Loan Project Narrative, CDBG-ED Project Description 2018.

issues present on the site, additional funding from the EPA Brownfields Cleanup grant is needed to complete all the required remediation. In addition, the Town can leverage Burke County's current EPA Brownfield Assessment grant for further assessment (if unexpected questions arise), redevelopment planning, and/or additional community outreach. The Town will work with Norfolk Southern for funding necessary for installation of three rail spurs that will reconnect the active railway with the planned new building sites, and the North Carolina Department of Transportation (NCDOT) for work associated with the proposed road realignment through the site. Finally, the Town is pursuing funding from NC Commerce's Rural ReadySites to renovate the damaged sewer lines servicing the property, while Burke County is assisting by pursuing additional funding to market the property.

ii. Use of Existing Infrastructure

As a former industrial site, the property is already served with water, sewer, natural gas, electric and potential rail service. However, the onsite sewer line was previously damaged, most likely during salvaging and demolition activities. This will be repaired prior to full revitalization of the property (utilizing funds from NC Commerce Rural ReadySites). In addition, new rail spurs will need to be constructed to link the property to the active rail line (utilizing funds from Norfolk Southern) and the road access will need to be realigned (utilizing funds from NC DOT). All other existing infrastructure will be reused.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need

i. The Community's Need for Funding

The Town of Drexel is a small, poor, rural community that has struggled since the 2001 closure of the last remaining major manufacturing employer in the Town. The community is in dire need of another economic driver that will boost the economy and provide much needed jobs. Drexel is burdened with low per capita ($20,782 in Drexel compared to $28,123 in North Carolina) and median household incomes ($38,300 in Drexel compared to $50,320), high poverty rates (52.9% of families with small children in Drexel compared to 19.2% of families with small children in North Carolina), and low median home values ($111,700 in Drexel compared to $161,000 in North Carolina), which means lower property tax income for the Town. While the Town is leveraging multiple sources (as described above) to assist with revitalization of the former Drexel Heritage Furniture Plant, they are insufficient to completely fund the removal of asbestos-laden debris and contaminated soils on the target site. Funds from this EPA Cleanup Grant will fill the gap and allow the property to be remediated and prepared for reuse.

ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations

As previously discussed, the former Drexel Heritage Furniture Plant is a haven for the homeless population, vagrants, and illegal uses. Residents sharing a property boundary with the former plant have expressed repeated concerns regarding safety due to the ongoing illicit activities taking place at the property. The discovery of the deceased, missing man in the overgrowth at the site remains forefront in the thoughts of those living adjacent to the site. Elevated sensitive populations including elderly citizens (22.0% compared to 15.1% in North Carolina) and children (6.5% in Drexel compared to 4.8% in Burke County) who are particularly susceptible environmental hazards. Youth who routinely trespass on the property to skateboard at their make-shift skate park are especially vulnerable to exposure to contaminants present at the site. Cleanup and redevelopment of the Drexel Furniture Plant will mitigate welfare hazards to the sensitive

impoverished population in the Town by decreasing the acreage of vacant property attracting illicit activities and instead attract capital investment and jobs to improve the economy of the target area.

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

A 2013 (most recent data available) Community Health Needs Assessment & Implementation Strategy for Burke County (data is unavailable at the town level) authored by Blue Ridge Healthcare, found the county ranked 76th out of 100 counties in North Carolina for overall health. Cancer is cited as one of the top three health concerns. Further data from the North Carolina State Center for Health Statistics (NC SCHS) reveal an increased rate of lung cancer in Burke County, when compared to the state (70.6% in Burke County vs. 66.0% in North Carolina). Asthma rates in Burke County are also problematic. NC SCHS 2017 data also demonstrates that Burke County has elevated asthma rates (104.9) compared to surrounding counties (McDowell County 78.5 and Caldwell County 86.2) Burke County also experiences a higher rate of birth defects. NC SCHS 2015 data revealed a birth defect rate of 455.04 (per 10,000 live births) in Burke County compared to 327.33 (per 10,000 live births) in North Carolina. Left unabated, exposed asbestos at the former Drexel Heritage Furniture Plant may increase the risks to lung cancer to residents of the target area or trespassers on the property. Health conditions for the nearby population will be improved by removal of exposed asbestos comingled among piles of debris across the site and removal of PAH and heavy metal contaminants in site soils.

(3) Economically Impoverished/Disproportionately Impacted Populations

Poverty continues to be a priority concern for residents of Drexel and Burke County. A 2016 Community Health Needs Assessment (HNA) of Burke County ranked poverty as the third overall community health concern following mental health (1st) and substance use/misuse (2nd). The HNA, a collaborative project partnership between the Burke County Health Department, the Carolinas HealthCare System Blue Ridge, and organizations that make up the Burke Wellness Initiative, further noted that between 2010 and 2014 the total percent of Burke County residents living in poverty had increased by 13.6%. When compared to the state in 2010, Burke County had a higher percentage of the population living below the poverty threshold level in all age groups, and 2014 comparisons revealed that the percentage of young children living in poverty (greater than 40%) was significantly above the rate for North Carolina (the overall rate had risen significantly since 2010 data). This is reflected in Town of Drexel data, where residents are economically impoverished and more than 50% of families with children currently live below the poverty threshold (2017 American Community Survey 5-year estimates).

In addition to being economically challenged, the Town also bears the disproportionate burden of exposures to a lengthy history of industry in close proximity to residents in the Town. Former operations at the former Drexel Heritage Furniture plant, the former Drexel Knitting plant, and other historical sites left a legacy of environmental concerns that residents continue to face. The Town's geographic footprint, on each side of an active railway, further exacerbates environmental concerns. Exhaust from passing locomotives (first coal now diesel) continue to expose residents to potentially dozens of contaminants, including carcinogens, smog-forming compounds, and fine particulate matter. Exposure to fine particles is known to cause asthma attacks, heart attacks, lung cancer, strokes and even premature death. Additionally, residents are impacted by the noise and vibrations as trains pass.

Cleanup of the former Drexel Heritage Furniture Plant and the subsequent redevelopment of the property into a viable industry will alleviate this burden by mitigating the potential exposure threats and providing the needed jobs to improve the economic outlook for local residents.

b. Community Engagement

i. Community Involvement

List of Project Partners

Partner Name	Point of contact	Specific role in the project
Drexel First Church of God	Pastor Jake Eldridge 828-437-1456	Assist with community participation, advertise public meetings, share information with the public.
Drexel First Baptist	Pastor Michael Duncan 828-437-3351	Host public meetings and assist with sharing information with the community (church bulletins).
Drexel Garden Club	Ms. Diane Turner 828-584-0126	Communicate and encourage participation by community members, provide input on cleanup options, participate in visioning sessions.
ElectriCities, Inc.	Mr. Carl Rees 919-760-6315	Promote redevelopment of the site, provide marketing assessments and connect with potential developers.

ii. Incorporating Community Input

The Town of Drexel is a small, tight-knit community. Most community outreach and public involvement activities take place at Town Council meetings (which are well attended) and through word-of-mouth among residents. For this project, community briefings will take place at monthly Town Hall meetings in addition to a series of specific outreach events that will take place at key milestones in the cleanup project, including a project kick-off to explain the site cleanup activities and what the community can expect (increased traffic, timing, noise, and precautions that will be taken to protect the community), prior to commencement of site work (to alert the community before work starts and provide another opportunity provide input and ask questions), and after site work is completed (to review results and accomplishments). Input will be welcomed and questions answered. In support of these community meetings, a marketing strategy will be deployed, including written notices for publication in the local newspaper, briefings in church bulletins (particularly Drexel Memorial Baptist Church who shares a property boundary with the site), electronic updates to the Town's website and Burke County's website, Twitter feed, and Facebook page. This combination outreach methods will effectively reach all facets of the affected target community.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Proposed Cleanup Plan

Asbestos-Containing Materials (ACM) and polycyclic aromatic hydrocarbons (PAHs) are the contaminants of concern (COC) for this project. The site assessment identified limited contaminated soils, estimated at 200 cubic yards (CYD), in localized locations along the former spine of the former main manufacturing area. Additionally, an estimated 31,000 CYD of ACM contaminated building debris is scattered across 3.5 to 4.5 acres of the site. Because of the nature of the contaminants, ACM abatement and removal and additional remediation of site soils are needed.

The Town is seeking funding from EPA to combine with the CDBG funding in order to excavate and dispose of the limited amount of soil contaminants identified and remediate the 31,000 CYD of comingled ACM debris by moving the material from its current location, consolidating, and covering the waste in an on-site disposal area. The Town is currently in the process of negotiating a Brownfield Agreement (BFA) with the North Carolina Brownfield Program (NCBP) of the North Carolina Department of Environmental Quality (NCDEQ). The

BFA parcel (approximately 30 acres) would include the main former manufacturing area of the site as well as the disposal area of the property. An area of the proposed BFA property has been studied and sited for use as the on-site disposal area, which will be maintained by engineered and institutional controls. The Town will work with the NCBP through the BFA to ensure all cleanup activities meet NCDEQ requirements.

b. Description of Tasks and Activities

Task 1 – Project Management: The Town's Project Manager will be responsible for the overall execution and management of the project. She will track project tasks, schedule and budget; oversee the work of the Qualified Environmental Professional (QEP) and the selected brownfields cleanup contractor; and report on project activities and accomplishments to stakeholders. The QEP will support reporting activities and will develop a Final Cleanup Report to document all project activities. The Town will competitively procure a QEP prior to the planned October 1st start date so that the project can begin immediately upon award.

Task 2 – Community Outreach: The Town's Project Manager will lead the Community Outreach activities. The Town will plan and conduct a series of community meetings at key milestones in this project as described above. Additionally, the Town will establish an information repository and will communicate project information through local newspapers, church bulletins, social networking platforms, and other electronic means. A Community Involvement Plan will be prepared in the 1st Quarter of the project to guide outreach efforts that will continue at planned intervals (section 2.b.ii).

Task 3 – Cleanup Planning: Cleanup planning efforts will be led by the QEP consultant. Activities will include finalizing the ABCA document to include obtaining review and approval from EPA and NCDEQ Project Managers, placing the ABCA on a 30-day public review and comment period, preparing the Quality Assurance Project Plan (QAPP) for confirmation soil sampling, negotiating and receiving the necessary regulatory approvals, and preparing bid documents for the solicitation of cleanup contractors.

Task 4 – Site Cleanup: The Town will use the majority of the grant funds for the actual site cleanup activities. The Town will competitively procure a remediation contractor, who the Project Manager will oversee with the assistance of the QEP. Based on the Phase II ESAs of the property and the findings from the draft ABCA, contractor cleanup activities are estimated to include contaminated debris removal and disposal, contaminated surface soil removal and disposal, and removal and disposal of six drums of unknown content. The QEP will work with NCDEQ to certify the cleanup is complete under the NC Brownfields Agreement. Funds for cleanup activities will be supplemented with $100,000 in funding from the CDBG grant as the cost share in order to complete all of the recommended remediation activities.

Anticipated Project Schedule

Ref	Task	Year 1				Year 2				Year 3			
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
1.0	Project Management	■	■	■	■	■	■	■	■	■			
2.0	Community Outreach	■	■	■	■	■	■	■	■	■			
3.0	Cleanup Planning		■	■									
4.0	Site Cleanup				■	■	■	■	■				

c. Cost Estimates and Outputs

Proposed Cleanup Budget

Budget Categories	Task 1 Project Management	Task 2 Community Outreach	Task 3 Cleanup Planning	Task 4 Site Cleanup	Total :
Personnel (in-kind)					
Travel	$5,000				$5,000
Equipment					
Supplies		$1,000			$1,000
Contractual	$26,250	$9,000	$81,000	$477,750	$594,000
Other					
EPA Share	**$31,250**	**$10,000**	**$81,000**	**$377,750**	**$500,000**
Cost Share				$100,000	$100,000
Total	**$31,250**	**$10,000**	**$81,000**	**$477,750**	**$600,000**

All cost estimates are based upon costs incurred on the County's EPA Brownfields Assessment Project and information provided by Burke County's QEP from similar brownfield cleanup projects.

Task 1 – Project Management:

Travel Costs: **$5,000** - Drexel staff to attend EPA Brownfield Conferences, Regional Workshops, and/or meetings and conferences to market the site for development

Contractual Costs: **$26,250** - 27 project team meetings (27x$250); 9 Quarterly Reports (9x$450); 2 annual reports (2x$900); 1 final summary report ($6,000); quarterly ACRES updates (12x$250)

Outputs: Conferences attended, 9 Quarterly Reports, 3 DBE reports, 3 FFRs, 1 Final Cleanup Report

Task 2 – Community Outreach:

Supplies Costs: **$1,000** - printing posters, site signage, mailings, graphics for marketing materials

Contractual Costs: **$9,000** - Outreach meetings (6x$1,000); Articles/media updates (12x$250)

Outputs: Signs, posters, fliers, 6 Community Meetings, 12 Articles or Outreach Collateral

Task 3 – Cleanup Planning:

Contractual Costs: **$81,000** - Finalize ABCA, including incorporating comments from public notice and regulatory review ($2,500); Confirmation Sampling/Air Monitoring QAPP ($5,000); Health & Safety Plan (HASP) ($2,500); Development of bid documents (RFP) for site cleanup activities, evaluation of bids, calling references, coordination of a pre-bid onsite meeting and selection of contractors ($12,500); pre-engineering plans/permits based on quoted figures including surveying $10,000, test pits/excavations $15,000, utility surveys $5,000, wetlands permitting $10,000, erosion and sediment control plan $8,500, design drawings and specifications $10,000 ($58,500)

Outputs: 1 ABCA, 1 QAPP, 1 HASP, 1 Set of Bid Documents, 1 set of engineering plans/permits

Task 4 – Site Cleanup:

Contractual Costs: **$787,000** - Excavation, transportation and disposal of 200 CYD of

contaminated soil: 200 CYD x $60/CYD ($12,000); Loading and relocating est. 31,000 CYD of ACM debris to the on-site disposal location: 31,000 CYD x $25/CYD ($775,000) *(There is $377,750 available from the EPA share of the brownfields budget to address the volume of material. The additional projected removal cost ($409,250) will be funded from the CDBG grant awarded for the site. $100,000 of those funds will be used to meet the cost share requirements; while $309,250 will be leveraged funds.)*

Outputs: CYD of material removed, 1 Certificate of Completion

d. Measuring Environmental Results

The Town's project team will meet monthly to track the project's progress in fulfilling the scope of work, goals, and objectives. Each Quarterly Report submitted to EPA will include an update of project expenditures and will track activities and expenses against the project's schedule. Corrective action and work plan modification requests will be identified, as appropriate. Specific performance metrics detailed in the Work Plan will be used to summarize project accomplishments. Additionally, site-specific information will be routinely entered and tracked in the online ACRES database. At a minimum, the outputs to be tracked include the number of advisory committee meetings, public meetings, meetings with community groups, final ABCA, and final cleanup report; and, the outcomes to be tracked include community participation, acres ready for reuse, redevelopment dollars leveraged, and jobs created.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability

i. Organizational Structure

The Town of Drexel has the requisite capacity to administer the EPA grant funds based on a combination of previous experience in federal and state grant management and partnerships with organizations who have experience in implementation of EPA Brownfield grants. Ms. Sherry Bradshaw, Town Manager, Finance Director, and brownfields project manager for the Town of Drexel, holds a bachelor's degree in Business Administration from Elon College and a Masters of Public Administration from Appalachian State University. She has been the Town Manager for the Town of Drexel for the past six years. Ms. Bradshaw will be supported by Ms. Erin Schote with the Western Piedmont Council of Governments (COG). Ms. Schotte, has over 3 years of project management experience with local governments, including land use planning, grant writing, and federal funding administration. She currently manages reporting and federal compliance documentation for the Town of Drexel's existing CDBG grant. The COG staff will work closely with the Town to ensure compliance with all EPA funding requirements. Should the need arise, the Town will also seek additional support from Burke County, who is in the process of implementing an EPA Brownfield Assessment Grant.

ii. Acquiring Additional Resources

Following Town procurement procedures in compliance with state and federal (2 CFR 200 and EPA's rule at 2 CFR 1500) requirements, the Town will procure an experienced brownfields consultant to provide the technical services for the project management, cleanup planning, and cleanup oversight. Once the bid requirements (technical scope) are developed by the QEP, the Town will then competitive procure a contractor to complete the site cleanup activities.

b. Past Performance and Accomplishments

ii. Currently Has or Previously Received an EPA Brownfields Grant

The Town of Drexel has not received an EPA Brownfield Grant, but has received other Federal

or Non-Federal Assistance Agreements.

(1) Purpose and Accomplishments

While Town has not been the recipient of an EPA Brownfield Grant, it has received funds from other organizations as noted:

Assistance Program	Awarding Agency	Amount Awarded	Funds Remaining	Year Awarded	Grant Accomplishments
CDBG-ED	NC Department of Commerce	$500,000	$500,000	2018	Funds have been awarded for ACM debris removal and demolition of structures and foundation. Ongoing.
Wastewater Asset Inventory & Assessment	NC Department of Environmental Quality	$150,000	$150,000	2016	Inventory of lines and manholes has been completed and recorded on a GIS system. Awaiting completion of the assessment report of infrastructure needs and priorities from engineer.
Downtown Park	NC PARTF	$141,855	$0	2010	Drexel Downtown Park – completed. An old parking lot was transformed into a beautiful park used mostly for special events. The area has an arbor, picnic tables and a small amphitheater and sits in the center of town.

(2) Compliance with Grant Requirements

The Town of Drexel met all of the requirements and conditions of the grant funding listed above and presented all required reports in a timely manner.

ROY COOPER
Governor

ANTHONY M. COPELAND
Secretary

NAPOLEON WALLACE
Deputy Secretary

April 2, 2018

The Honorable Danny Ritchie, Mayor
Town of Drexel
202 Church Street
Drexel, North Carolina 28619

Dear Mayor Ritchie:

Subject: Grant Agreement
CDBG 17-E-2950
Demolition Project

It is my pleasure to notify you that the Town has been awarded a CDBG economic development grant in the amount of $500,000 to demolish a dilapidated industrial building.

Per CDBG regulations, no project activities can begin and no funds may be obligated or expended until the following conditions on the funding approval are released:

1. The Grant Agreement is executed and returned to the Rural Economic Development Division.
2. The Funding Approval is executed and returned.
3. Two signatory forms are completed and one is returned.
4. A Vendor Electronic Payment form is completed and returned.
5. An affidavit of publication of the Notice of the Finding of No Significant Impact on the Environment (FONSI) and Request for Release of Funds is submitted to the Rural Economic Development Division.

Upon the Department of Commerce receipt and approval of the information requested above, a release of funds letter will be issued. **No CDBG funds will be disbursed until the release of funds letter has been issued to the Town.**

Everyone involved in the development of the Town's successful application is to be congratulated. We commend the Town for its economic development efforts and look forward to working with you on the implementation of the project. If you have any questions regarding this award, please call Kenny Stagg, the project representative for the Department of Commerce, at (919) 814-4665.

Sincerely,

Kenny Flowers
Assistant Secretary

Enclosures

c: Sherry Long

NORTH CAROLINA DEPARTMENT OF COMMERCE
FUNDING APPROVAL

Small Cities Community Development Block Grant Program

1. NAME AND ADDRESS OF RECIPIENT:

Town of Drexel
202 Church Street
Drexel, North Carolina 28619

2. CDBG GRANT NUMBER: 17-E-2950

Approval Date: April 2, 2018

---

3. APPROVED PROJECT:

DOC Project Number	Project Name	Grant Amount
E-1	**Industrial Building Demolition**	**$500,000**

---

4. ENVIRONMENTAL CONDITION: No funds can be obligated or expended on any activity in the grant until the Rural Economic Development Division receives and approves the affidavit of Publication of the Notices of the Finding of No Significant Impact on the Environment (FONSI) and the Request for Release of Funds.

---

5. ADDITIONAL CONDITIONS:

No funds can be obligated or expended on any activity in the grant until the following conditions are released in writing by the Rural Economic Development Division:

1. The grant agreement is executed by the authorized local official and a copy is returned.
2. The funding approval is executed and a copy returned.
3. Two signatory forms are executed and one is returned.
4. A Vendor Electronic Payment form is completed and returned.

---

6. SIGNATURE OF AUTHORIZED DEPARTMENT OF COMMERCE OFFICIAL

Kenny Flowers, Assistant Secretary

Date: April 2, 2018

7. SIGNATURE OF AUTHORIZED RECIPIENT OFFICIAL

Mayor
(Name and Title)

Date: 4-24-18

Town of Drexel, North Carolina
Drexel Heritage Furniture Plant Cleanup Project

TOWN OF DREXEL CLEANUP GRANT THRESHOLD CRITERIA

1. **Applicant Eligibility**
   Town of Drexel (Town) is a general-purpose unit of local government as defined under 2 CFR 200.64.

2. **Previously Awarded Cleanup Grants**
   The Town of Drexel has not received funding from a previously awarded EPA Brownfields Cleanup Grant.

3. **Site Ownership**
   The Former Drexel 1 site was donated and deeded to the Town by Drexel Property, LLC on May 5, 2017. The Town of Drexel is shown by the Burke County Tax Assessor as the owner to the site.

4. **Basic Site Information**
   a) Former Drexel 1
   b) 101 North Main Street, Drexel, North Carolina, 28619
   c) The site is currently owned by the Town of Drexel
   d) Not applicable

5. **Status and History of Contamination at the Site**
   a) The site is contaminated with hazardous substances. Asbestos containing materials (ACM) have been identified in demolition debris piles across the site, hindering further redevelopment plans.
   b) The site formerly contained the first plant for the Drexel Furniture company, Drexel 1. Drexel Furniture continued to serve as a leading furniture manufacturer in North Carolina in the same location before being purchased by U.S. Plywood Champion Papers in 1968, and becoming Drexel Heritage Furnishings, Inc. The Drexel 1 site continued operations for Drexel Heritage Furnishings, Inc. through the turn of the 21st century, before ultimately closing and ceasing operations in the early 2000s. The former mill structure at the subject property was demolished in 2013, leaving building demolition debris in place. The foundation of the former main area of operations is mostly visible beneath the demolition debris. Currently, three (3) structures remain on the subject property: a small two-story building of unknown use (< 500 ft2) on the eastern property boundary with North Main Street, a small supply building (< 500 ft2) in the northwestern portion of the former main area of operations, to the east of Butler Hill Road, and a former dust collection silo. The site is currently vacant.
   c) The site has documented asbestos containing materials (ACM) with greater than one-percent asbestos within the demolition debris atop the former main mill foundation. This ACM requires abatement prior to continued renovations.
   d) A Phase I Environmental Site Assessment (ESA) was completed at the site in February 2016 prior to property transaction. No recognized environmental conditions were initially observed as a result of the 2016 Phase I ESA.

      Subsequent to the Phase I ESA, and using funds from Burke County's Community-wide Brownfield Assessment Grant, ACM surveys were completed at the site in February 2018. As a part of the asbestos sampling, 50 samples were collected among the

comingled debris and the two-story building. The report revealed the presence of asbestos above one percent in black mastic, tar and black mastic on corrugated transite roofing panels, tar/weatherproofing material on foundation walls beneath plaster, vinyl floor tile and mastic, and vinyl sheet flooring. Additionally asbestos was detected above one percent in pipe insulation and vinyl floor tile within the two-story building. At the conclusion of the February 2018 ACM Survey, it was determined that if ACM found within comingled debris could not be separated from non-ACM, then all 4.5 acres of comingled demolition material would be considered contaminated with Category I non-friable, Category II non-friable, and friable materials.

An Environmental Data Resources (EDR) Radius Map report was also obtained for the site in February 2018. The report identified the historical presence of six (6) total underground storage tanks (USTs) used to store gasoline, diesel, paint thinners, and adhesives used in the furniture-making process. As of the time of the EDR report, all tanks had been closed via removal from the ground.

In August 2018, during a site walk, the following potential contaminants of concern (COCs) were identified: asbestos, volatile organic compounds (VOCs), Semi-volatile organic compounds (SVOCs), heavy metals, total petroleum hydrocarbons (TPHs), gasoline range organics (GROs), diesel range organics (DROs), polychlorinated biphenyls (PCBs), paint thinners/naphthas, pesticides, herbicides, and aldehydes.

A December 2018 Phase II ESA at the site confirmed the presence of the following COCs: SVOCs were detected above regulatory criteria in two (2) soil sampling locations, total analyte list (TAL) metals were detected above regulatory criteria in ten (10) soil sampling locations, and TAL-Metals were detected above North Carolina 2L groundwater standards in one groundwater sampling location. The findings of the December 2018 Phase II ESA indicated that site soils and groundwater have not been impacted to a degree that prevents the site's reuse as a light industrial/commercial development; however, the widespread presence of comingled ACM in debris piles across the site hinders further redevelopment plans.

6. **Brownfields Site Definition**
   a) The site is not listed or proposed for listing on the National Priorities List.
   b) The site 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.
   c) The site is not subject to the jurisdiction, custody, or control of the United States government.

7. **Environmental Assessment Required for Cleanup Grant Proposals**
   Phase I and II ESAs were completed at the site between February 2016 and December 2018. While not a defined REC in the Phase I, they also reported observing suspect asbestos containing material (ACM) comingled with demolition debris across the site. Based on this information, an ACM survey was conducted by Burke County's Brownfield Program. Additionally, a soil and groundwater investigation was completed in a Phase II ESA completed in December 2018.

8. Enforcement or Other Actions

The Town is not aware of any ongoing or anticipated environmental enforcement or other actions related to the subject site. The Town is not aware of any inquiries or orders from federal, state, or local government entities on the subject property.

9. Sites Requiring a Property-Specific Determination

The Former Drexel 1 site does not require a property-specific determination.

10. Threshold Criteria Related to CERCLA/Petroleum Liability

EPA followed the Region 4 Brownfield Grant Site Eligibility Determination Outline and approved the site eligibility on December 15, 2011. A copy of the approval is attached.

(a) Property Ownership Eligibility – Hazardous Substances Sites

iii. LANDOWNER LIABILITY PROTECTIONS FROM CERCLA §107 Liability

(1) Bona Fide Prospective Purchaser Liability Protection

The Town is NOT potentially liable for contamination at the site under CERCLA §107. The Town acquired the site on May 5, 2017, after performing an AAI compliant Phase I ESA in February 2016. The Town meets the definition of a Bona Fide Prospective Purchaser for the Site. The Town did not own or operate the facility at the time of disposal of a hazardous substance, has never arranged for the treatment or disposal of hazardous substances at the site, nor has accepted hazardous substances for transport for disposal or treatment at the site. The Town has limited the potential for exposure by securing the site via padlock and fencing, and only allowing access to potentially hazardous areas to qualified professionals.

a. Information on the Property Acquisition

i) The Town was deeded the site as a donation from Drexel Property, LLC.

ii) May 5, 2017

iii) The Town holds fee simple title to the property subsequent to the donation. No other entities own the property.

iv) The Site was acquired from Drexel Property, LLC.

v) There are no known additional familial or corporate relationships or affiliations with the previous owners, Drexel Property, LLC.

b. Pre-Purchase Inquiry

i) An AAI compliant (ASTM 1527-13) Phase I ESA, an ACM survey, and a Phase II ESA were completed for the Town. These assessments were completed between February 2016 and December 2018: Phase I ESA – February 2016; ACM Survey –February 2018; Phase II ESA – December 2018.

ii) The AAI compliant (ASTM 1527-13) Phase I ESA was completed by West Consultants, PLLC for use by the Town prior to property ownership transfer. West staff were fully qualified to complete the Phase I ESA and met the definition of the Environmental Professional (E.P.) as defined by the standard.

iii) The Phase I was completed in February 2016 and the Site acquisition occurred on May 5, 2017.

c. Timing and/or Contribution Toward Hazardous Substances Disposal

The site formerly contained the first plant for the Drexel Furniture company, Drexel 1. Drexel Furniture continued to serve as a leading furniture manufacturer in North Carolina in the same location before being purchased by U.S. Plywood Champion Papers in 1968, and becoming Drexel Heritage Furnishings, Inc. The Drexel 1 site continued operations for Drexel Heritage Furnishings, Inc. through the turn of the 21st century. During this time, the furniture company operated the site and maintained the ACMs identified to exist. The Town is not responsible for the current state of the site and the use of ACMs. The Town also affirms that at no time have we arranged for the disposal of hazardous substances on the site or transported hazardous substances to the site.

d. Post-Acquisition Uses
Subsequent to property acquisition from Drexel Property, LLC, the site has remained vacant. The Town has secured the site via padlock with fencing, only allowing qualified personnel to enter the site, limiting potential exposure to contaminants by unauthorized personnel.

e. Continuing Obligations
i) No on-going releases of hazardous substances were discovered on the site and the Town took every reasonable step to stop any known releases.
ii) The Town took all reasonable steps to prevent any future releases by securing the site via padlock with fencing, only allowing qualified personnel to enter the site
iii) In order to prevent and/or limit exposure to remaining ACMs, the Town has taken measures to secure the site via padlock with fencing, only allowing qualified personnel to enter the site. The public in general and site users do not have access to the hazardous debris piles on the site.

The Town confirms and affirms its commitment to:
i) Comply with all land-use restrictions and institutional controls.
ii) Assist and cooperate with those performing the cleanup and provide access to the property.
iii) Comply with all information requests and administrative subpoenas that have or may be issued in connection with the property.
iv) Provide all legally required notices.

11. Cleanup Authority and Oversight Structure

a. The Town is in the process of applying for a Brownfield Agreement (BFA) with the North Carolina Brownfield Program (NCBP). The BFA and NCBP will have authority and oversight of the cleanup activities. During site cleanup activities, the Town will comply with all applicable federal and state laws and ensure that the cleanup is protective of human health and the environment. The Town wishes to continue with the redevelopment of the site into mixed commercial and/or light industrial redevelopment. In order to proceed with their plans, identified ACMs need to be abated and/or mitigated at the site. Asbestos abatement in the state of North Carolina is regulated and overseen by the Asbestos Hazard Management Program of the Health Hazards Control Unit of the

Department of Health and Human Services (DHHS). They are governed by North Carolina General Statute §130A-444 through 452 – Asbestos Hazard Management Program (AHMP). Additionally, this work must be performed in accordance with OSHA asbestos regulations 29 CFR 1910 & 1926 and the National Emission Standards for Hazardous Air Pollutants (NESHAP) asbestos regulations 40 CFR 61, subpart M.

The Town will seek the technical expertise of a brownfield/environmental consultant to manage, oversee, and complete the cleanup activities at the site property. The Town will select the qualified consultant with brownfields experience through a competitive process in accordance with the competitive procurement provisions of 2 CFR 200, EPA's rule at 2 CFR 1500, and our own procurement requirements.

b. It is unlikely that impact has occurred on adjacent properties. However, if off-property access is necessary for any of the proposed removal activities, the Town's personnel know and have a good working relationship with the adjacent property owners. Additionally, during cleanup activities, the Town will monitor the property boundaries in order to ensure to off-site migration of ACMs.

12. Community Notification

a. Draft Analysis of Brownfield Cleanup Alternatives

A copy of the Draft ABCA is attached. Cleanup alternatives and a recommended solution were presented in the public meeting held on January 8, 2019.

b. Community Notification Ad

The Town placed a Legal Notice in the Morganton News Herald on December 30, 2018 advertising the public meeting held at the Assembly Room of the Drexel Municipal Center on January 8, 2019. A copy of the ad is attached.

c. Public Meeting

The public meeting to discuss the cleanup project, the grant application, and the Draft ABCA was held in the Assembly Room of the Drexel Municipal Center on January 8, 2019. Mr. Brian Kvam, PG, of Cardno, Inc. presented the findings of the ABCA and was available to answer any questions regarding the ABCA or the cleanup project at the site. The ABCA was completed using funding from Burke County's existing community-wide brownfield assessment grant. Cardno was hired by the county as their QEP and to perform technical work through the grant. No comments were received from the public either during the public meeting or via any other communication method advertised regarding the brownfield project at the site. A copy of the minutes from the Town Clerk summarizing the public meeting and sign-in sheets are attached.

d. Submission of Community Notification Documents

The following are attached (unless otherwise noted):

- Copy of the Draft ABCA, Cardno, Inc., January 7, 2019
- Copy of the Legal Notice in the Morganton News Herald from December 2018
- Other than general discussion during the public meeting, no specific comments or questions needing to be addressed in writing were received during the comment period ending on January 28, 2019.
- A summary of the public meeting via the clerk's minutes

OMB Number: 4040-0004
Expiration Date: 12/31/2019

Application for Federal Assistance SF-424

* 1. Type of Submission:	* 2. Type of Application:	* If Revision, select appropriate letter(s):
☒ Preapplication	☒ New	
☐ Application	☐ Continuation	* Other (Specify):
☐ Changed/Corrected Application	☐ Revision	

* 3. Date Received:	4. Applicant Identifier:
01/31/2019	

5a. Federal Entity Identifier:	5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:	7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: Town of Drexel

* b. Employer/Taxpayer Identification Number (EIN/TIN):	* c. Organizational DUNS:
56-6001213	0553779150000

d. Address:

* Street1: 202 Church Street
Street2:
* City: Drexel
County/Parish:
* State: NC: North Carolina
Province:
* Country: USA: UNITED STATES
* Zip / Postal Code: 28619-0000

e. Organizational Unit:

Department Name:	Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:
* First Name: Sherri
Middle Name:
* Last Name: Bradshaw
Suffix:

Title: Town Manager

Organizational Affiliation:

* Telephone Number: 828-437-7421
Fax Number:

* Email: sbradshaw@townofdrexel.net

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

*** 12. Funding Opportunity Number:**

EPA-OLEM-OBLR-18-07

* Title:

FY19 GUIDELINES FOR BROWNFIELDS CLEANUP GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment | Delete Attachment | View Attachment

*** 15. Descriptive Title of Applicant's Project:**

Drexel 1 Cleanup Project

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant NC-11 * b. Program/Project NC-11

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 10/01/2019 * b. End Date: 09/30/2022

18. Estimated Funding ($):

* a. Federal	500,000.00
* b. Applicant	100,000.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	600,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .

☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name: Sherri

Middle Name:

* Last Name: Bradshaw

Suffix:

* Title: Town Manager

* Telephone Number: 828-437-7421 Fax Number:

* Email: sbradshaw@townofdrexel.net

* Signature of Authorized Representative: Sherri B Bradshaw * Date Signed: 01/31/2019

Board of Commissioners
Mark Mansfield, Chair
Robin Comer, Vice-Chair
Bob Cavanaugh
Jimmy Farrington
Jonathan Robinson
Bill Smith
Ed Wheatly

County Manager
Tommy R. Burns
tommy.burns@carteretcountync.gov

Clerk to the Board
Rachel B. Hammer
rachel.hammer@carteretcountync.gov

R04-19-A-054

PROPOSAL FOR USEPA'S COMMUNITY-WIDE BROWNFIELDS
SITE SPECIFIC ASSESSMENT GRANT
THE GALLANTS CHANNEL SITE
RFP NO. EPA-OLEM-OBLR-18-06 / CFDA NO. 66.818
Section IV.D. – Narrative Information Sheet
January 31, 2019

1. Applicant Identification
   Carteret County, North Carolina
   302 Courthouse Square
   Beaufort, North Carolina 28516

2. Funding Requested

   a. Assessment Grant Type: Site-Specific

   b. Federal Funds Requested

      i. $ 200,000, Not requesting a waiver

   c. Contamination: Hazardous Substances

3. Location: Town of Beaufort, Carteret County, North Carolina

4. Property Information for Site-Specific Proposals:
   Gallants Channel Site
   180 West Beaufort Road
   Beaufort, North Carolina 28516

5. Contacts

   a. Project Director
   Eugene Foxworth, Assistant County Manager
   and Director of Planning and Development
   302 Courthouse Square, Beaufort, North Carolina, 28516
   (252)-728-8545 Eugene.Foxworth@carteretcounty.gov

b. Chief Executive/Highest Ranking Elected Official
The Hon. Mark Mansfield, Chair, Carteret County Board of Commissioners
P.O. Box 1681, Morehead City, North Carolina 28557.
(252)-732-0875
mark.mansfield@carteretcounty.gov

6. Population

US Census Bureau, 2013-2017 ACS 5-Year Estimates:
Carteret: 68,890
Beaufort: 4,170

7. Other Factors Checklist

Other Factors	Page #
Community population is 10,000 or less. (One of the two members are below 10,000)	3
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	N/A
The priority brownfield site(s) is impacted by mine-scarred land.	N/A
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	2
The priority site(s) is in a federally designated flood plain.	N/A
The redevelopment of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.	N/A
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	N/A

8. Letter from the State or Tribal Environmental Authority:
Attached

ROY COOPER
Governor
MICHAEL S. REGAN
Secretary
MICHAEL SCOTT
Director

NORTH CAROLINA
Environmental Quality

January 8, 2019

Eugene Foxworth
Carteret County Planning & Development Department
402 Broad Street
Beaufort, NC 28516

Re: U.S. EPA Brownfields Assessment Grant – Carteret County

Dear Mr. Foxworth,

The North Carolina Department of Environmental Quality (DEQ) Brownfields Program acknowledges and supports Carteret County's application for a U.S. EPA Brownfields Assessment Grant. We are aware that your grant focuses specifically on the redevelopment of the former Fish Meal Company located within the Town of Beaufort, Carteret County. This property is significant to the town and surrounding area in that it is a prime area for the intended maritime educational center and museum. This grant would be a tremendous economic development achievement for the County.

We hope that Carteret County is successfully awarded this grant, and we will continue to support you in your Brownfields redevelopment efforts. The Brownfields Program offers technical project guidance in accordance with our program, throughout the life of your project. This is a major key to ensuring grant applicants make efficient use of the federal funds awarded. The liability protection offered by the program is also a primary marketing tool for developers and instrumental in securing financing.

The Brownfields Program can also assist with outreach efforts to your local community regarding reuse for recreational purposes and the controls to be put in place to make the property suitable. The liability protection offered by a Brownfields Agreement is a benefit to the whole community and can often facilitate additional economic development.

We look forward to working with you regardless of a grant award or not. We truly believe successful Brownfields projects can rejuvenate a community.

Sincerely,

Bruce Nicholson
Brownfields Program Manager

ec: Cindy Nolan, U.S. EPA Region 4

North Carolina Department of Environmental Quality | Division of Waste Management
217 West Jones Street | 1646 Mail Service Center | Raleigh, North Carolina 27699-1646
919.707.8200

CARTERET COUNTY, NORTH CAROLINA
RFP NO. EOA-OLEM-OBLR-18-06 / CDAF NO. 66.818
SITE-SPECIFIC ASSESSMENT APPLICATION
Section V.A. – Narrative Proposal / Evaluation Criteria
January 31, 2019

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1.a.i. Background and Description of Target Area: The project vision is to establish the Gallants Crystal Coast Gateway Campus including the North Carolina (NC) Maritime Heritage Center, transforming a brownfields site located in Beaufort, NC into a coastal-town gateway, rich in history and full of promise for scientific research, education, recreation, and historical appreciation. The discovery of pirate Blackbeard's flagship, *Queen Anne's Revenge*, nearby off Beaufort's coast is an important catalyst to the site's revitalization. The time is now to realize our vision, evolving for over 20 years now. The stakeholders current vision statement is the following: *"The Maritime Heritage Campus at Gallants Channel will be a fusion of marine history, education, and science combining the intriguing artifacts from Blackbeard's flagship, the Queen Anne's Revenge, with the fascinating story of Eastern North Carolina's maritime past, present, and future. It will be an unparalleled tourist attraction that will also be an asset to residents providing a coastal setting and facility for education, community events, environmental research, performances, and conferences."*

Carteret County, NC is pleased to submit this Hazardous Substances Site-Specific Assessment Application with its partners, the Marine Heritage Foundation of Beaufort (MHF), and the site's owner, the NC Department of Natural and Cultural Resources (NCDCR). Our application focuses on environmental assessment of an approximately 37-acre undeveloped waterfront property, known as the Gallants Channel site, to enable development of this high impact project.

Carteret County includes eleven towns with Beaufort, founded in 1709, as the third oldest. Beaufort has about 90 square miles of land and around 1.7 square miles of water surface. At one point, the Port of Beaufort was the state's third largest trade and commercial fishing center, but these critical economic drivers have largely disappeared. The commercial fishing staple was menhaden, an oily, bony fish processed for various uses such as lamp oil, lipstick, food ingredients, animal feed, paint and fertilizer.[1] Such processing occurred in large, legacy fish processing facilities, akin to the textile mills and furniture factories elsewhere in NC – symbols of by-gone eras, with the last facility in Beaufort closing in 2005. This grant focuses on one such former industrial site that operated for over a half-century until the 1970s. The effects of the industry's decline continue to impact the community. Potential legacy environmental impact hinders site redevelopment.

Beaufort's economy is in transition from its traditional economic base to an emerging economy. One asset to build upon is to unlock the rich potential of the Gallants Channel site whose economic impact to the town and region will be a "tide that raises all boats" for the community, yet embracing its past, present and future maritime heritage.

1.a.ii. Description of the Priority Brownfield Site: The Gallants Channel waterfront site is a high priority for assessment and redevelopment. For over two decades, planning has occurred towards reclaiming this former industrial property with potential legacy environmental impact into an

[1] *The New York Times*, "A Fish Oil Story," December 2009: https://www.nytimes.com/2009/12/16/opinion/16greenberg.html

economically beneficial asset to the community and region. Redevelopment planning and funding plans are in place. The realization of the Gallants Crystal Coast Gateway Campus, including a Maritime Heritage Center and an additional location of the NC Maritime Museum, Beaufort (NCMB) on the Gallants Channel site, is within reach pending completion of environmental assessment and any required remediation.

The site, approximately 37-acres, is irregularly shaped, flat, and possesses approximately ***1,500 feet of waterfront along Gallants Channel***. The site is highly visible from the new US 70 bridge, a new gateway into Beaufort and Gallants Channel. Potential environmental impact is likely related to historical industrial site use. From the early 1900s until operations ceased in the late 1970s, the site was home to the Fish Meal Company, a large, legacy fish processing facility. At one time, the company employed 600-700 and was one of the state's largest processing facilities in the 1950s and 1960s. The property was fully developed and included many buildings and structures associated with plant processing operations such as bulkheads, docks and petroleum aboveground storage tanks (ASTs). The site included a rail spur. Documented historical uses included fish processing and boat maintenance. Boat maintenance included hull scraping, repainting, repair, and other boat maintenance activities. A No. 6 bunker oil AST fueled the ovens used to cook the raw fish. Processing operations included fish oil production, and the oil was stored in large on-site ASTs. No underground storage tanks have been identified.

By 1987, structures were razed, although some building foundations remained. Presently, grass covers the site's open central portion and vegetation covers remaining areas. Up to 15 feet of spoil materials cover the northern portion. The material originated from the Army Corps of Engineers' 1980s Gallants Channel dredging project. Work has been undertaken to stabilize the waterfront bulkheads and renew transient dockage, but the site remains undeveloped. The NC Department of Transportation uses six acres for materials storage at the foot of the US 70 bridge. NCDCR manages 31 acres, of this, MHF leases 10 acres to facilitate accelerated infrastructure through private and philanthropic funding. The property offers numerous natural areas. Several temporary structures for boat and marine artifact storage are located on site.

Phase I ESA reports prepared for the site (1997, 2006, and 2018) indicate a potential for environmental impact from historical on-site sources, primarily attributed to historical fish processing operations and likely undocumented releases of hazardous substances and to a lesser degree, petroleum products. A 1999 Environmental Assessment (draft) was prepared and wetland evaluations have been performed for the site. Prior Phase I ESA report findings recommended additional evaluation to assess soil and groundwater conditions. Specific areas of concern associated with historical operations, beyond former petroleum and dredged material storage, have not been identified or assessed. If awarded, a Phase I ESA will incorporate prior report findings. Since several Phase I ESAs were completed prior to the current standard ASTM E1527-13 for conducting Phase I ESAs and the 2018 report covered only a portion of the site, there is a potential for identification of additional environmental concerns beyond those previously discussed. A proposed Phase II ESA focus will assess identified recognized environmental conditions.

1.b.i. <u>Redevelopment Strategy and Alignment with Revitalization Plans</u>: MHF, a 501 (c) (3) non-profit, is dedicated to seeing the site preserved, redeveloped and has partnered with the local governments, NCDCR, and the NC Department of Commerce in leveraging over $8.5 million invested to date to create the "Gallants Crystal Coast Gateway Campus" including a Maritime Heritage Center

and an additional location of the NCMB. MHF launched an aggressive, private fundraising campaign and has raised $1.25 million of its $4.5 million goal. MHF aligned its redevelopment strategy with several local and regional plans, making use of a marine science facilities cluster located in the area. MHF plans further Beaufort's vision as a "maritime village" and coordinates with Beaufort's recent "Entry Master Plan."[1] The long-range redevelopment plan uses the Gallants Channel site as a future site of the NCMB. Shorter term redevelopment plans include developing needed infrastructure to enable expanded, high impact maritime heritage programs, marine science and community activities, and the building of a Maritime Activities Center and a Maritime Heritage Center. The 1996 *Queen Anne's Revenge* discovery, and the retrieval, restoration and display of its artifacts as a permanent tourist attraction, is an important redevelopment catalyst.

1.b.ii. Outcomes and Benefits of Redevelopment Strategy: As previously mentioned, this grant would focus on environmental assessment of the undeveloped waterfront property to enable development of this high impact project, the Gallants Crystal Coast Gateway Campus. Upon completion of any needed remediation, redevelopment would be an asset to residents providing a coastal setting and facility for education, community events, environmental research, performances, and conferences. MHF joined in funding with the federal Economic Development Administration (EDA) and the County Tourism and Development Authority to determine the economic impact of the site's redevelopment. That study will be forthcoming in the 1st Quarter of 2019. The partnerships already created (see below, **Section 2.b.i**) commit to bringing this former site of a menhaden processing facility back into productive, creative, and potentially transformative use. Although redevelopment planning is in place, efficient and environmentally sensitive development and construction as a design criteria will be considered in the future, as specifics are to be determined.

1.c.i. Resources Needed for Site Reuse: As noted in above, the economic impact potential will be the catalyst to mobilize and justify further public and private site investment. The project is eligible for funding from the state, NCDCR, EDA, the Golden LEAF Foundation, the local and regional tourism authorities, the local governments, and regional partners. While various sources of funding (detailed in 1.b.i and elsewhere in this document) have been successfully raised and leveraged for its planned reuse, and more private and public funding is being raised from various sources, a funding gap for comprehensive environmental assessment, remedial planning and remediation remains a major stumbling block, and this grant will provide a giant leap in moving site redevelopment forward and its resultant anticipated huge economic and social benefits to the community and its citizens.

1.c.ii. Use of Existing Infrastructure: Even short-term site redevelopment goals require new water and sewer (see above **Section 1.b.i**). Discussions are taking place with the Town of Beaufort about extending this service to the Gallants Channel site. The new US 70 bridge provides direct site access and nearby water and sewer connections to enable site development.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a.i The Community's Need for Funding: The target area in the Town of Beaufort, population 4,170, according to 2017 Census Data, had a much higher poverty rate than that of Carteret County or NC at 13.3% (9.4% for the County). Beaufort's Black or African American poverty rate is 28.47%. The

[1] Edward Brent Land and Deborah Theresa Watts, Carteret County Marine Science Economic Assessment," July 10, 2018, https://bit.ly/2QFxbeP; "Carteret County – A Comprehensive Plan, 4-1, Http://www.carteretedc/wp-content/uploads/2015/08/carteret_comp_plan.pdf; "Beaufort, NC Core Land Use Plan," December 11, 2006, p. 18 http://www.beaufortnc.org/home/showdocument?id=1853, and entry-way planning, http://www.beaufortnc.org/home/showdocument?id=2651. See Http://www.ncmsep.com for marine science cluster.

$41,894 Median Household Income is lower than Carteret's and NC's, and the number of minorities living in Beaufort (16.5%) is greater as well. The percent of female households with children under the age of 18 is 57.1%, well above both county and state. The highest percentage of jobs in Beaufort are in the accommodation and food service industry (22.7%).[2] The project as outlined (and the Economic Impact Study will confirm) will create jobs in the construction field, bring more visitors to the community, and ultimately create a synergy that will lead to greater economic progress. An early progress report from the consultants completing the Impact Study, ConsultEcon, Inc., of Cambridge, MA notes that during the construction period at the site, 675 construction jobs will be created and in the operational phase a total of 315 jobs will be created with estimated earnings of almost $41M. The site's assessment is a prerequisite for such leveraging.

2.a.ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations: The very nature of former industrial properties, such as the Gallants Channel site, place them near water along with their attendant blight creating a view shed of despair – a vestige of an economy that helped build the region but that is no more. Replacing this economy has been tourism with its increase in the accommodation and food service industry. As noted above (in **Section 2.a.i**) the percent of female households in poverty is striking. This grant will facilitate the Gallants Channel site project completion and creation of more diversified jobs as will be underscored in the "Gallants Crystal Coast Gateway Economic Impact Study."[3]

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: In every major illness category from arthritis, to congestive heart failure, diabetes, obesity, stroke, asthma, emphysema, and chronic bronchitis, Beaufort has a higher incidence than the County and the state. Higher rates of women in poverty who may work in the hospitality industry, stressful working conditions, poor dietary choices available to low income people and the traditions of high-fat meals and sweets are social health determinants. Stress over the loss of commercial fishing is a contributing factor leading to a 32 % poverty rate. This grant will facilitate a successful project which can have a major economic impact to create a better life for residents.

(3) Economically Impoverished/Disproportionately Impacted Populations: The management of problems created for vulnerable populations by storms became acute in Beaufort during Hurricane Florence (September 8-13, 2018). Older citizens, those of lower income, and people lacking mobility were particularly at risk for flood-related situations. Beaufort was in the dangerous north-east storm quadrant. Storm surge in some places was estimated at 7 feet. The storm created a county-wide housing shortage that remains. It appears that low-lying, low-income housing areas will be rezoned on new flood maps, raising insurance rates and, thus, the cost of living.[4] This grant will facilitate a successful Gallants Channel site project, unlocking the site's rich potential whose economic impact to the town and region will be a "tide that raises all boats" for the community.

2.b.i. Community Involvement: The table below lists committed project partners and details specific project roles and responsibilities. Redevelopment plans are in place and MHF will be responsible for decision making under County oversight, with continued stakeholder engagement. Stakeholders include a wide variety of project partners and community groups. Community engagement will continue to address environmental challenges, including remediation goals, identified as part of this

[2] 2017 Census estimates

[3] Gallants Crystal Coast Gateway Economic Study, 2018: https://www.dropbox.com/sh/ztmm230jys64ld5/AAAeJKSqlu7ZS-DOzsfeQBnna?dl=0&preview=++Final+Gallants+Impact+Study+RFP+7.31.2018++.docx

[4] Flood Risk Information System, 2019: http://fris.nc.gov/fris/Index.aspx?FIPS=30&ST-NC&user=General%20Public.

grant, which are vital to redevelopment. Project partners will continue to build upon strong working relationships established over the last two decades. As recent as June 29, 2018, partners and stakeholders met to develop a working paper on the NC Maritime Heritage Museum, Gallants Channel Site, "Project Update Workshop," facilitated by Mark Southerland and Grace Lawrence from the NC Main Street & Rural planning Center. Their meeting report identified four focus areas: community engagement; cultural and historical presentation and interpretation; tourism and economic impact; and educational collaboration." The State of NC will be responsible for decision-making with respect to site cleanup.

Project Partners

Partner Name	Point of Contact / Email / Phone	Specific Role in Project
Carteret County	Gene Foxworth, Assistant County Manager eugene.foxworth@carteretcounty.nc.gov 252-728-8545 Don Kirkman, Director of Economic Development Don.kirkman@carteretcountync.gov (203) 331-9758	Liaison to County officials and citizens. Responsible County Executives.
NC Department of Natural and Cultural Resources	Ken Howard, Director, NC Museum of History ken.howard@ncdcr.gov 919-814-7078	DNCR is the site landlord. Ken represents the State and their museums in the project. Responsible State Executives.
Maritime Heritage Foundation, Inc.	Ed Robbins, Secretary ed.robbins@icloud.com 252-725-77368 Jerri Sutton, President jerrisutton@ymain.com	Private 501 (c) 3 Foundation established for fundraising and overseeing the development of the campus. Responsible Foundation Exectutives.
NC Department of Commerce	Lee Padrick, Economic Developer lpadrick@nccommerce.com 919-814-4600.	Lee operates out of the Greenville, NC office and acts as a liaison with regional economic developers and tourism officials.
Carteret County Chamber of Commerce	Tom Kies, Executive Director, Tom@nccoastchamber.com 252-726-6350	Liaison to the regional business community.
Town of Beaufort	Rhett Newton, Mayor enewton@beaufortnc.org 252-728-2141	Liaison to Town officials and citizens.
Friends of the NC Maritime Museum - Beaufort	Walt Wood, President walt@wrwood.com 252-728-1638	The Friends are a strategic partner since the long-term goal is to move the Maritime Museum – Beaufort to the Gallants Channel
Carteret County Tourism Development Authority	Jim Browder, Executive Director jim@crystalcoastnc.org 1-800-786-6962	Counsel on how the Gallants Channel project can be an essential piece of future tourism in Carteret.
Carteret Airport Authority	Bob Coles, Chairman recoles007@gmail.com 252-447-6931	Airport is an adjacent neighbor to the project. A strategic partner.

2.b.ii Incorporating Community Input: As the Gallants Channel site project proceeds, community connection is critical – especially those in nearby neighborhoods whose support will be important for the project's success. Working with neighborhoods groups and churches, especially in the Cedar and Live Oak neighborhoods, and soliciting their feedback on project benefits, are critical. Twice annual community meetings will be held to share project progress, solicit ideas and respond to questions and/or concerns. Also, the partners will develop a website and use social media, as appropriate, to share the vision and ensure transparency of what's taking place at Gallants Channel.

3. TASK DESCRIPTIONS, COST ESTIMATES AND MEASURING PROGRESS

3.a. Descriptions of Tasks and Activities: The County will use the grant to enable property redevelopment. The table below organizes grant fund allocation into four tasks with most of the grant allocated towards conducting environmental assessment. A qualified environmental contractor, procured in accordance with section 4.a.ii of this application, will perform all contractual activities described in section 3.a. The selected qualified environmental contractor will oversee the assessment/remedial option planning activities and will be responsible for developing and implementing the field sampling program.

Prior environmental Phase I ESAs identified the potential for site impact from historical industrial site use. A new Phase I ESA will be completed since assessments were conducted prior to the current standard and the 2018 assessment only assessed a portion of the site. A Phase II ESA will assess identified areas of concern, and address the nature and extent of impact, if any. Remediation planning in support of redevelopment is anticipated and will be optimized to support the redevelopment plans in place for the proposed North Carolina Maritime Heritage Center.

Task 1: Cooperative Agreement Oversight and Community Engagement – Total $17,000
$4,500 Travel+$500 Supplies+$12,000 Contractual (Hazardous)

Cooperative Agreement Oversight includes activities integral to achieving the purpose of the grant, e.g., project oversight, administration, performance monitoring and reporting, and attending conferences. While these programmatic activities are eligible for reimbursement, they will be conducted in-kind by County staff at an estimated $6,000 ($2,000 average per year). Grant eligible direct (reimbursable) costs include a travel budget of $4,500 for two or more staff representatives to attend up to three conferences, including USEPA National and Region 4 Brownfields Conferences as well as state conferences during the project period. Direct costs for public meeting advertisements and community events and printing of related project materials (site brochures, posters, maps, etc.) are budgeted at $500. Contractual costs for this task include consultant reporting assistance estimated at $6,000 ($2,000 per year) for preparing quarterly and annual status reports and entering/updating site information in ACRES throughout the 3-year project period. Contractual costs for ***Community Engagement*** activities are estimated at approximately $6,000 ($2,000 per year) and include providing technical assistance to engage and maintain interaction with stakeholders and the community throughout the project. Primary activities include (1) developing news releases for local media and creating a brownfields page on the County's website to provide project updates, post reports and summaries of findings, and cite success stories; (2) preparing / updating educational and outreach materials describing the project and its benefits to the community; and (3) facilitating advertised public informational meetings for affected residents and businesses approximately once per year (3 total). Estimated in-kind expense of $12,000 ($4,000 per year) for Community

Engagement Activities includes staff time to coordinate and participate in stakeholder and community meetings.

Task 2: Phase I Environmental Site Assessment (ESA)
Total $12,000 Contractual ($12,000 Hazardous)

Phase I ESAs were conducted for the property in 1997 and 2006. A Phase 1 ESA was conducted in April 2018 on a 10- acre portion of the site. Under this task, a Phase I ESA will be conducted for the site consistent with ASTM E1527-13, which meets USEPA's latest All Appropriate Inquiry standard. The Phase I ESA will include review of the three prior reports as well as incorporate prior ESA findings. Additional regulatory file research may be required, and such effort is included in the allocated budget amount. Work will be completed within 90 days.

Task 3: Phase II Environmental Site Assessment
Total $146,000 Contractual ($146,000 Hazardous)

The Phase II ESA will include related project planning activities such as preparing a combined Quality Assurance Project Plan (QAPP) /Site-Specific Sampling and Analysis Plan (SSAP) for USEPA review and approval, as well as a Health and Safety Plan (HASP). A site geophysical survey is anticipated to support the sampling design. Subsurface features confirmation is critical prior to boring placement since the site is largely undeveloped. Industrial structures formerly covered most of the site and legacy below ground features likely remain. Additional Phase II ESA activities include monitoring well and boring installation, soil and groundwater sample collection, chemical analysis, data analysis, and data validation. A phased approach to field activities is anticipated to minimize the number of soil samples collected for chemical analysis. The cost assumes that up to 72 borings will be completed across the 37-acre site and installation of up to eight groundwater monitoring wells. Soil samples may be collected from the same boring to evaluate multiple soil horizons. Borings will not be advanced to depths greater than 15 feet unless field observations indicate evaluation of deeper soil conditions is warranted. Soil samples will be collected and submitted to a commercial laboratory for chemical analysis based on field observations and field measurements of potential impact, e.g., odors, staining, photoionization detector. Final sample locations will be determined in the field. Vapor assessment will also be considered based on analytical results. Work will include report preparation with recommendations for further action, if warranted. Work will be completed within 6 months from USEPA QAPP/SSAP approval. The site is accessible and owned by the State.

Task 4: Preliminary Remediation Planning in Support of Redevelopment
$25,000 Contractual $25,000 Hazardous)

A preliminary remediation plan (i.e., Analysis of Brownfields Cleanup Alternatives (ABCA)), will be prepared to review further environmental investigation and/or remediation alternatives, if warranted. ABCA efforts and schedule will be optimized to support current redevelopment plans. As previously discussed, redevelopment planning and funding is in place to support the redevelopment effort. Preliminary cost estimates will be developed for alternatives, and a report will be prepared and coordinated with USEPA and NCDEQ for approval of proposed remedial actions, as needed.

3.b. Cost Estimates and Outputs: The ***Project Budget Table*** below includes only direct costs for travel, supplies and contractual assistance. The County will provide in-kind services, including project

administration, site coordination and product reviews, and will also supplement incidental expenses for communication materials, advertisement, and other community involvement activities through their general fund budgets, if needed.

PROJECT BUDGET TABLE

TASK CATEGORY ➡ ⬇	1 Oversight / Community Engagement	2 Phase I Environmental Site Assessment (ESA)	3 Phase II Environmental Site Assessment (ESA)*	4 Remediation Planning in Support of Redevelopment	TOTAL
Travel	$4,500	$0	$0	$0	**$4,500**
Supplies	$500	$0	$0	$0	**$500**
Contractual	$12,000	$12,000	$146,000	$25,000	**$195,000**
SUBTOTAL	**$17,000**	**$12,000**	**$146,000**	**$25,000**	**$200,000**
Hazardous	$17,000	$12,000	$146,000	$25,000	**$200,000**
GRANT TOTAL	**$17,000**	**$12,000**	**$146,000**	**$25,000**	**$200,000**

*Includes Phase II ESA, geophysical assessment ($28,000),Work Plans (QAPP, HASP, SSAP)

PROJECT OUTPUTS SUMMARY

TASK	DESCRIPTION	CATEGORY	BUDGET	ANTICIPATED OUTPUTS
1	Cooperative Agreement Oversight & Reporting	Contractual	$6,000	Quarterly Reports (4 / Year), Annual Reports (3), Property Profile Forms / ACRES Entries (1)
1	Community Involvement	Contractual	$6,000	Meetings (1 / Member / Yr = 3), Program Brochures (3), Media Releases (4), Web Content
1	Travel	Direct	$4,500	Conferences (3) for 2-3 Staff, depending on event location
1	Supplies	Direct	$500	Advertisement, Printing (1)
2	Phase I ESA	Contractual	$12,000	Phase I ESA Report and as needed additional regulatory file review
3	Phase II ESA	Contractual	$146,000	Phase II ESA Report, including generic QAPP, HASP and SSAP; Geophysical Survey
4	Preliminary Remediation Planning in Support of Redevelopment	Contractual	$25,000	Analysis of Brownfields Cleanup Alternatives (ABCA) (1) - optimized to support current redevelopment plans
SITE-SPECIFIC GRANT TOTAL $200,000				

3.c. Measuring Environmental Results: Establishing and tracking performance metrics allows the County to implement, assess and communicate progress toward project goals and to determine if implementation is producing the desired return on investment. To maintain steady progress throughout the grant period, the consultant will prepare a monthly report summarizing activities, e.g., milestones achieved, issues encountered, budget and schedule updates. The report will be used to gauge progress, communicate with constituents and prepare performance reports meeting the Cooperative Agreement requirements. Applicable site information will also be regularly entered in *USEPA's ACRES database*, and the County will provide ongoing and post-grant information describing outcomes and funding benefits, including additional funds leveraged, number of jobs created, acres made redevelopment ready, and tax revenue generated as a result of the project. Meeting project performance goals will contribute to the following outcomes: an informed community, an understanding of current environmental site conditions and if needed, an understanding of potential remediation options and associated implementation costs should assessment activities result in the identification of hazardous substances on site.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

The County has managed numerous federally funded projects and is capable of successfully completing all work under this site-specific agreement. The County is experienced in complying with federal requirements including related terms and conditions, work plans, project schedules, and financial and progress reporting. A team of experienced administrative, financial, technical and economic development staff will oversee and administer the grant activities and are expected to remain through the project duration.

4.a.i. Organizational Structure: **Eugene Foxworth**, Assistant County Manager, see above, **Section 2.b.i)** is an experienced manager and has served as general services director overseeing the County's capital improvement program and operations division. His colleagues include **Denise Meshaw**, CPA, Director of Finance, **Don Kirkman**, County Director of Economic Development (also a "project partner") bring over 25 years of extensive development experience, and **Ethan Brogden**, Director of Planning, brings substantial experience working for Wayne County, NC and Morehead City in planning and GIS. These officials will work closely with NCDCR officials (**Ken Howard**, Gallants' landlord) and with **Ed Robbins**, Secretary, MHF.

4.a.ii. Acquiring Additional Resources: The County will rely on a qualified outside contractor with appropriate expertise and resources to carry out the project's technical aspects. For ***contractor selection and procurement***, the County follows competitive negotiation procedures required for all state public bodies to obtain professional services at reasonable cost. All procurement procedures will be conducted in compliance with 40 CFR 31.36 and the NC public procurement Qualifications Based Selection procedures. Beginning with advertisement of a request for qualifications and proposals for professional services, followed by interviews with top candidates if needed, staff will score applicants, select and negotiate a contract with a qualified candidate. Applicable USEPA solicitation clauses will be incorporated into the County's solicitation and final contract executed with the selected contractor. All contractual activities will be conducted by a qualified contractor/consultant.

4.b.i. Carteret County Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements

(1) Purpose and Accomplishments: In 2013, the County partnered with the US Department of Agriculture with a combination grant/loan of over $2.5 million to replace portions of wastewater disposal systems. The NC Rural Economic Development Center also provided $170,000 for that project. The County has also helped manage over $92 million in state and federal highway funds for the US 70 Bridge replacement over Gallants Channel in Beaufort to improve traffic. Work involved relocating and widening US 70 to four divided lanes and building the new Turner Street bridge. Upon completion in early 2019, this project will provide tremendous economic enhancement opportunities throughout the region. To date, the State has invested $5.8M in site improvements, the EDA and a private donor have allocated $60,000 towards the Economic Impact Study, and the MHF has raised $1.25M of its $4.5M goal.

(2) Compliance with Grant Requirements: The County is familiar with and understands the necessity of developing a work plan, creating a schedule, abiding by the schedule, and assuring adherence to the project terms and conditions, design standards, regulatory requirements, and sound construction practices in accordance with applicable federal program requirements. For projects identified above, applicable site information, required administrative reports, design documentation, and final inspections were submitted in a timely manner and approved by funding and regulatory agencies with purview. As well, the County accomplished final project closeout in compliance with program/project requirements.

CARTERET COUNTY, NORTH CAROLINA
RFP NO. EOA-OLEM-OBLR-18-06 / CDAF NO. 66.818
SITE-SPECIFIC ASSESSMENT APPLICATION
Section III.A. – Threshold Criteria
January 31, 2019

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1. Applicant Eligibility

Carteret County, North Carolina is a "general purpose unit of local government" as defined pursuant to 40 CFR Part 31, and is, therefore, an eligible applicant for funding under EPA guidelines having rights to conduct associated activities within the County's incorporated limits under the EPA Cooperative Agreement.

2. Community Involvement

Beginning in June 2018, the County engaged members of the Maritime Heritage Foundation to develop the present a site-specific EPA Assessment Grant application and will continue to include local leaders and citizens throughout the project utilizing a brownfields task force. Carteret County is committed to transparency and will continue to seek citizen involvement for the proposed brownfields assessment grant activities through various means.

The communications component of the proposed site-specific brownfields assessment project, described in detail in proposal ***Section IV.E.2 – Community Need and Community Engagement*** – includes (1) formation and regular meetings with a brownfields task force, (2) regular project updates at advertised public community meetings, (3) maintaining a brownfields project information section on the Carteret County website, (4) preparing printed materials (brochures) or using social media, as appropriate, to disseminate project updates and success stories. The County will also extend its outreach efforts to include opportunities for citizens to review project deliverables, through presentations to local business and civic organizations and through small group meetings.

3. Expenditure of Assessment Grant Funds

Not Applicable: The applicant affirms it does not have an active EPA Brownfields Assessment Grant.

III.C. Additional Threshold Criteria for Site-Specific Proposals Only

1. Basic Site Information

Site Name: Gallants Channel Site
Address: 180 West Beaufort Road, Beaufort, North Carolina 28516
Current Owner: The State of North Carolina, North Carolina Department of Natural and Cultural Resources

2. Status and History of Contamination at the Site

The Gallants Channel site is a 37-acre ***waterfront*** property that was formerly home to the Fish Meal Company, a very large, legacy manufacturing and fish processing facility akin to the huge textile mills and furniture factories elsewhere in NC – symbols of by-gone eras. The facility operated for over 50 years until closure in the 1970s. The legacy structures which covered much of the site have been cleared and the site remains largely undeveloped.

Prior Phase I ESAs indicated there is potential for impact to the site from historical on-site sources attributed to historical operations (i.e., fish processing and boat maintenance) and potential for likely undocumented releases of hazardous substances and to a lesser degree, petroleum products. Reportedly, boat maintenance included hull scraping and repainting, hull repair, and motor repair. A No. 6 aboveground bunker oil tank fueled the ovens used to cook the raw fish.

Incremental improvements have been made to the site. Work has been undertaken on the former docks and bulkheads to stabilize or renew them. Six acres is now used by the NC Department of Transportation at the foot of a new US 70 bridge – a new gateway into Beaufort. The site is easily accessible by water and highway. Redevelopment plans exist, and funding secured, but work cannot proceed without Phase I and Phase II Environmental Site Assessments (ESAs), a fact which is underscored in the narrative.

Additional evaluation to assess soil and groundwater conditions on the subject property were recommended in prior Phase I ESAs, however, the extent of environmental impact, if any, has not been assessed. If awarded, a Phase I ESA is anticipated and will incorporate prior Phase I ESA report findings. Since the prior Phase I ESA were completed prior to the current 2013 ASTM standard for conducting Phase I ESAs, there is a potential that additional environmental concerns, beyond which have been previously identified. A proposed Phase II ESA will assess identified Phase I ESA recognized environmental conditions. Potential hazardous substances anticipated include metals, semivolatiles/polyaromatic hydrocarbons (PAHs), volatile organics, and PCBs. Additional constituents of concern may be identified based on Phase I ESA findings.

3. Brownfields Site Definition

The Gallants Channel Site property, owned by the State of North Carolina through its Department of Natural and Cultural Resources, meets the definition of a brownfields site, a former industrial property whose redevelopment may or may not be complicated by the potential presence of hazardous substances.

(i) Site Affirmation: The site:
- (a) is not listed or proposed for listing on the National Priorities List;
- (b) not subject to unilateral administrative orders, court orders, administrative orders on consent or judicial consent degrees to or entered into by parties under CERCLA; and
- (c) not subject to the jurisdiction, custody, or control of the U.S. government.

4. Enforcement or Other Actions

There is no known environmental enforcement or other actions regarding this site. The applicant is unaware of any inquiries, or orders from federal, state, or local government entities regarding the responsibility of any party (including the applicant) for the contamination, or hazardous substances at the site, including any liens. The applicant is not responsible for any contamination or hazardous substances at the site.

5. Sites Requiring a Property -Specific Determination

The site does not require a Property-Specific Determination.

6. Threshold Criteria Related to CERCLA/Petroleum Liability

The site is potentially co-mingled with predominantly hazardous substances. As such, responses below pertain to threshold requirements associated with hazardous substances sites.

a. Property Ownership Eligibility-Hazardous Substances Site
The property ownership eligibility response below pertains to only section 6.a.(i).

(i) EXEMPTIONS TO CERCLA LIABILITY

(1) – Applicant Does NOT/Will Not Own the Site at Time of Proposal Submission

The Applicant, Carteret County, NC, does not own the site. Its role is to partner with the North Carolina Department of Natural and Cultural Resources (the owner), and the Maritime Heritage Foundation, Inc., a private, 501 (c) (3) that is now leasing 10 acres of the site as an initial area for redevelopment, pending environment assessment. Eventually the entire site will be redeveloped to create the "Gallants Crystal Coast Gateway Campus," including a Maritime Heritage Center and additional location of the Maritime Museum – Beaufort.

(a) Carteret County (the applicant) did not arrange for the disposal of hazardous substances at the site nor transport hazardous substances to the site. Carteret County did not cause or contribute to any releases of hazardous substances at the site;
(b) The site is located in Carteret County, where the redevelopment of the Gallants Channel Site will have a major economic and educational impact. The County is submitting the site specific hazardous substance brownfields grant on behalf of the State of North Carolina – its Department of Natural and Cultural Resources – and the Marine Heritage Foundation. As the applicant, Carteret County will be responsible for the management of the grant and the procurement of environmental specialists to undertake the assessment.
(c) The owner, State of North Carolina, has authorized site access and the site is readily accessible.

(4) – Property Acquired Under Certain Circumstances by Units of State and Local (Owner) - The property is owned by The State of North Carolina. The following information is presented to affirm the State is exempt from CERCLA liability based on the certain circumstances under which the State acquired property.

The State of North Carolina, by legislative action, provided funds for 1997 property purchase by Friends of The Museum, NC Maritime Museum, Inc, a NC Corporation, to secure the site for the long-term use as the expansion area of the Maritime Museum – Beaufort. The site location is unique and has been deemed one which is not comparable along the east coast given its access to the inter-coastal waterway, the sea, potential for marine educational programming, and proximity to one of the largest marine science clusters in the country. In 2006, the property was deeded to the State of North Carolina. North Carolina received the property in 2006 in lieu of funds the Friends of the Museum borrowed against the Gallants property.

(a) According to deed, transfer of ownership took place September 20, 2006. The general warranty deed lists property transfer to the State of North Carolina from Friends of The Museum, NC Maritime Museum, Inc, a NC Corporation.
(b) Should there be any hazardous substances discovered at the site, all disposal at the site occurred prior to state ownership. The owner did not cause or contribute to any release of hazardous substances at the site.
(c) The owner has not, at any time, arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site.

(ii.) EXEMPTIONS TO MEETING THE REQUIREMENTS FOR ASSERTING AN AFFIRMATION DEFENSE TO CERCLA LIABILITY
This section not applicable.

(iii.) LANDOWNER LIABILITY PROTECTIONS FROM CERCLA LIABILITY
This Section not applicable as the applicant qualifies for category noted in 6.a.(i)(1).

7. Waiver of the $200,000 Limit

The applicant is not requesting a request a waiver above the $200,000 limit.

OMB Number: 4040-0004
Expiration Date: 12/31/2019

Application for Federal Assistance SF-424

* 1. Type of Submission:
- [ ] Preapplication
- [x] Application
- [ ] Changed/Corrected Application

* 2. Type of Application:
- [x] New
- [ ] Continuation
- [ ] Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received: 01/29/2019

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: Carteret County, North Carolina

* b. Employer/Taxpayer Identification Number (EIN/TIN): 56-6001522

* c. Organizational DUNS: 0587358040000

d. Address:

* Street1: 302 Courthouse Square
Street2:
* City: Beaufort
County/Parish:
* State: NC: North Carolina
Province:
* Country: USA: UNITED STATES
* Zip / Postal Code: 28516-6709

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: Mr.
* First Name: Eugene
Middle Name:
* Last Name: Foxworth
Suffix:

Title: Assistant County Manager & Planning Director

Organizational Affiliation:

* Telephone Number: 252-728-8545
Fax Number:

* Email: eugene.foxworth@carteretcountync.gov

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

*** 12. Funding Opportunity Number:**

EPA-OLEM-OBLR-18-06

* Title:

FY19 GUIDELINES FOR BROWNFIELDS ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment | Delete Attachment | View Attachment

*** 15. Descriptive Title of Applicant's Project:**

USEPA BROWNFIELDS SITE SPECIFIC ASSESSMENT PROGRAM

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant: NC-03

* b. Program/Project: NC-03

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 10/01/2019

* b. End Date: 09/30/2022

18. Estimated Funding ($):

* a. Federal	200,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	200,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .

☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: Mr.

* First Name: Eugene

Middle Name:

* Last Name: Foxworth

Suffix:

* Title: Assistant County Manager & Planning Director

* Telephone Number: 252-728-8545

Fax Number:

* Email: eugene.foxworth@carteretcountync.gov

* Signature of Authorized Representative: Eugene D Foxworth

* Date Signed: 01/29/2019

R04-19-A-055

DUPLIN COUNTY
NORTH CAROLINA **Economic Development Commission**

PROPOSAL FOR USEPA'S COMMUNITY-WIDE BROWNFIELDS COALITION ASSESSMENT GRANT
RFP NO. EPA-OLEM-OBLR-18-06 / CFDA NO. 66.818
Section IV.D. – Narrative Information Sheet
January 31, 2019

1. Applicant Identification:
   Duplin County Economic Development Commission
   260 Airport Road
   Kenansville, North Carolina 28349-0920

2. Funding Requested:

   a. Assessment Grant Type: Coalition

   b. Federal Funds Requested:

      i. $ 600,000
      ii. NA - Not Site Specific

   c. Contamination:

Hazardous Substances	$360,000
Petroleum	$240,000

3. Location:

   Town of Warsaw, NC
   Town of Wallace, NC
   Duplin County, NC

4. Property Information for Site-Specific Proposals: N/A- Not Site Specific

5. Contacts:

a. Project Director:
James Wolfe, Executive Director
Duplin County Economic Development Commission
260 Airport Road, Kenansville, North Carolina 28349-0929
(910)-296-2180
james.wolfe@duplinedc.com

b. Chief Executive/Highest Ranking Elected Official:
Kennedy Thompson, Chair, Duplin County Board of Commissioners
P.O. Box 901, Warsaw, North Carolina 28398
(910) 293-3124
kennedy.thompson@duplincountync.com

6. Population:

US Census Bureau, 2013-2017 ACS 5-Year Estimates:

Warsaw:	3,951
Wallace:	3,166
Duplin County:	59,039

7. Other Factors Checklist:

Other Factors	Page #
Community population is 10,000 or less. (Two of the three coalition members are below 10,000)	4
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	N/A
The priority brownfield site(s) is impacted by mine-scarred land.	N/A
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	N/A
The priority site(s) is in a federally designated flood plain.	N/A
The redevelopment of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.	N/A
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	8 & 9

8. Letter from the State or Tribal Environmental Authority: Attached

ROY COOPER
Governor

MICHAEL S. REGAN
Secretary

MICHAEL SCOTT
Director

NORTH CAROLINA
Environmental Quality

January 8, 2019

James Wolfe
Duplin County Economic Development Commission Executive Director
260 Airport Road
Kenansville, NC 28346

Re: U.S. EPA Brownfields Assessment Coalition Grant – Duplin Coalition

Dear Mr. Wolfe,

The North Carolina Department of Environmental Quality (DEQ) Brownfields Program acknowledges and supports the, Duplin County Economic Development Commission, Duplin County, and the Towns of Warsaw and Wallace's application for a U.S. EPA Brownfields Assessment Coalition Grant. We are aware that your grant will focus on the US 117 Corridor that is targeted for future redevelopment. This grant would be a tremendous economic development achievement for the coalition.

We hope that the coalition is successfully awarded this grant, and we will continue to support you in your Brownfields redevelopment efforts. The Brownfields Program offers technical project guidance in accordance with our program, throughout the life of your project. This is a major key to ensuring grant applicants make efficient use of the federal funds awarded. The liability protection offered by the program is also a primary marketing tool for developers and instrumental in securing financing.

The Brownfields Program can also assist with outreach efforts to your local community regarding reuse for commercial purposes and the controls to be put in place to make the property suitable. The liability protection offered by a Brownfields Agreement is a benefit to the whole community and can often facilitate additional economic development in the area surrounding a Brownfields Property.

We look forward to working with you regardless of a grant award or not. We truly believe successful Brownfields projects can rejuvenate a community.

Sincerely,

Bruce Nicholson
Brownfields Program Manager

ec: Cindy Nolan, U.S. EPA Region 4

North Carolina Department of Environmental Quality | Division of Waste Management
217 West Jones Street | 1646 Mail Service Center | Raleigh, North Carolina 27699-1646
919.707.8200

Duplin County Department of Economic Development
On Behalf of Duplin County and the Towns of Warsaw and Wallace, North Carolina
PROPOSAL FOR USEPA'S BROWNFIELDS ASSESSMENT COALITION GRANT
RFP NO. EPA-OLEM-18-06/CFDA NO. 66.818
Section IV.E – Narrative Proposal / Ranking Criteria
January 31, 2019

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1.a.i Background and Description of Target Area: The Duplin County Department of Economic Development and the Duplin County Economic Development Commission (DCEDC) are presenting this application on behalf of Duplin County (Duplin or County) and the Towns of Warsaw and Wallace (Towns). Originally a part of New Hanover County, Duplin was annexed and established in 1750 by the North Carolina General Assembly. The County is located in the coastal region of North Carolina (NC) roughly 80 miles southeast of the Raleigh, the state's capital and second largest metropolitan area. Agriculture has always been vital to Duplin, but the naval store industry was the first economic development in the County. Lasting well into the 1800s, the early tar and pitch industry was sustained by the native pine forests in early Duplin. The Wilmington and Weldon Railroad, constructed in 1840, allowed the County and the entire region, including the Towns of Warsaw and Wallace, to grow in both population and economy, based off a blend of predominantly agriculture, industry and service sectors, which sustained the economy of this corridor through the 19th and much of the 20th centuries.

The target area, ***the Corridor created by US 117*** (portions paralleling I-40 from Raleigh to Wilmington, passes through 7 of the 10 incorporated towns in Duplin County, with Warsaw and Wallace being the largest populations. The Corridor stretches from the County's northern boundary with Wayne County to its southern boundary with Pender County. The towns share common threads: high rates of poverty including lower median household income (MHI) than the County and NC as a whole, a large percentage of minority populations, generally small populations, and lower educational attainment rates. Traditionally, these small towns were gathering places for surrounding farms and rural populations, e.g., feed store, drug store, post office, bank, churches, schools, and, in some cases, locations of small manufacturing facilities. Today, due to fundamental changes in their regional economies, these communities are now struggling and in serious economic and social decline. With the closure of traditional manufacturing facilities, such as a veneer plant in Calypso and textile and cement plants in Warsaw, thousands of jobs were lost, many of which remain to be replaced. The demise of tobacco as a cash crop was another accelerating factor for change in the long-term economic health of these communities. Furthermore, replacement of many small, locally owned farms with much larger commercial conglomerates and Concentrated Animal Feeding Operations (CAFOs) in the late 20th Century has resulted in the decline of several communities along the Corridor, not only changing the landscape but the socio-economic fabric of these communities.

Many of the dominating CAFOs appear to no longer need the services once offered by the towns when small farming, including tobacco, and manufacturing was vibrant. The question now is how to create sustainable community development to reverse the socio-economic trends in Wallace

and Warsaw and their adjacent towns. Revitalizing blighted industrial sites will reinvigorate the Corridor and usher in a new chapter for this once thriving collection of small communities, while reducing threats to human health and the environment. The Coalition's brownfields program will focus on restoring sites with the greatest potential for improving the appeal of the Corridor and the Towns within it to new businesses and residents, while providing jobs and healthy lifestyle alternatives for residents in neighborhoods left behind by the economic downturn.

1.a.ii. Descriptions of the Priority Brownfield Sites: While very preliminary brownfields inventory efforts easily identified over 11 potential sites for immediate assessment and redevelopment for this program, the following priority sites were selected for further description as a model of proposed efforts within the Corridor. ***Calypso Plywood***, on Northeast Center Street in Calypso, is a 14-acre former wood-processing site dating from 1946 but was closed in the early 1990s, resulting in the loss of 250 jobs. With the presence of a former wood yard for drying and a burn pit among other manufacturing legacies, the abandoned and dilapidated site poses risks to neighboring residential areas due to potential contamination from hazardous substances and petroleum. Zoned industrial, adjacent to an active CSX rail line, and within ½ mile of improvements being made to US 117, the site has excellent redevelopment potential. The former ***Southern Block Company*** on West Hill Street in Warsaw dissolved in 1998, resulting in the loss of 200 jobs. The former cement block manufacturing site was first developed in the 1940's and requires assessment prior to redevelopment due to its long manufacturing history. Located close to the DCEDC's modern industrial West Park and bisected by an active CSX rail line, the best reuse potential for this 19-acre site is likely industrial. Both these former manufacturing sites are located near economically, socially and environmentally disadvantaged and distressed neighborhoods, and their redevelopment has potential to improve these neighborhoods.

North Railroad Street in Warsaw is another priority area that consists of several blighted and vacant storefront properties under one owner. Redevelopment at this site has potential to serve as catalyst for revitalization of the entire downtown area by encouraging further mixed-use development and improvements to surrounding residential areas. In Wallace, a 3-story building located on ***East Main Street*** in the heart of downtown suffered a significant fire in 2010, leaving a shell of the brick building and a blighted view for the otherwise quaint small town. Redevelopment of this site for downtown housing, restaurant and/or retail use has tremendous potential to spur other downtown improvements due to its highly visible location. All of these priority sites are available for immediate assessment and redevelopment.

1.b.i Redevelopment Strategy and Alignment with Revitalization Plans: Duplin County has long recognized the importance of preserving and protecting farmland in this historically agricultural region, as attested by its Voluntary Agricultural District Program, which squarely focuses on the importance of agriculture to the economic vitality and cultural life of the entire County. Related to this, the Corridor from Calypso to Wallace creates a symbiosis between the all-important agricultural sector, most notably CAFOs, and the small towns that still have potential to offer services, such as specialty food manufacturing, milling, distribution, finished product assembly and others.[1] The repurposing of existing sites and structures, as opposed to further expansion

[1] Dublin County Voluntary Agricultural District Program, 2019: https://www.duplincountync.com/voluntary-agricultural-district-vad-program/.

into existing open space and agricultural land, achieves both purposes. Critically important to the survival of the Towns is the revival of their waning downtown cores as service centers for agriculture. The ***Town of Wallace Revitalization Plan*** underscores the threats to its downtown area that would be true of all the towns located in the Corridor, i.e., "deteriorating buildings and lack of capital to fix them, lack of a grand entrance, homeless population, absentee owners...."[2] Wallace's revitalization and land use plans, which are focused on redeveloping and repurposing such sites for viable commercial uses, are good examples of this rethinking.[3]

1.b.ii Outcomes and Benefits of Redevelopment Strategy: Given the concerns of the agricultural community about the loss of valuable farmland, the assessment of sites such as Calypso Plywood and Southern Block, especially given their location adjacent to transportation routes, make them important, potential locations for the expansion of light industrial development in the corridor. In addition, there is a strong emphasis in eastern NC on the improvement of highways between Raleigh and the Ports of Wilmington and Morehead City. Addressing brownfield sites in the Corridor through assessment and subsequent redevelopment will take advantage of improved logistics and access in the region. The small towns in the Corridor will ultimately be less isolated, and a growing agricultural business cluster will encourage redevelopment in their downtowns.

1.c.i Resources needed for Site Reuse: The Coalition fully anticipates the need to secure additional funding for assessment and ultimate redevelopment of their sites and revitalization of their communities. Upon completion of assessments, additional funds will be sought for remediation and redevelopment through federal, state and private partners. The Coalition members are eligible for support from a variety of sources including the **NC Rural Center**, whose purpose is to develop strategies for sustainable rural communities by providing staff support for planning needs. The **NC Department of Commerce (NCDoC)** also provides funding particularly relevant to brownfields sites through its ***building reuse program*** for vacant buildings and their expansion. **USDA Rural Development** offers local assistance that can be particularly helpful in multi-use, downtown projects. Both Wallace and Warsaw are in low-income census tracts designated as ***Opportunity Zones*** by NCDoC, providing a number of investment incentives, including tax deferrals for qualified investors to re-invest unrealized capital gains into low-income communities throughout the state. Only low-income census tracts, where the poverty rate is 20% or greater and/or where family income is less than 80% of the area's median income, qualify for these incentives.[4]

1.c.ii Use of Existing Infrastructure: Existing transportation and utility infrastructure is currently in place and adequate capacity exists for most redevelopment projects envisioned for the Coalition's target areas and priority sites, although some improvements may be necessary depending upon the proposed end use for particular sites. No significant utility or transportation upgrades are anticipated to be needed, although the Coalition stands ready to facilitate upgrades where needed. Additionally, for priority sites noted in ***Section 1.a.ii*** and other prospective sites throughout the Corridor, the utilization of existing utility connections and roadways will be included as prioritization criteria during the formal inventory process.

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[2] Town of Wallace Revitalization Plan, 2012: http://www.wallacenc.gov/DocumentCenter/View/155, p. 16.

[3] Town of Wallace Land Use Plan, 2011: http://www.focussenc.org/wp-content/uploads/2013/12/Land-Use-Plan.pdf,.

[4] North Carolina Opportunity Zones, 2018: https://public.nccommerce.com/oz/

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a.i. The Community's Need for Funding:[5] The Corridor is a collection of seven small towns all connected by US 117. Wallace with a population of 3,951 and Warsaw with 3,166, are the two largest towns in this collection and are both Coalition members. Duplin County has a Tier 1 designation by the NCDoC, a designation that it is among the 40 most economically distressed counties in the state. Median Household Income (MHI) for Duplin is $35,364, which is 73.3% of NC's $48,256. Warsaw's MHI of $23,421 is only 48.5% of statewide MHI. The poverty rate in Duplin is 27.6% and 37.9% in Warsaw. Wallace's MHI is $32,198, similarly well below that of the remainder of NC. In addition, Hurricane Florence in September 2018 caused devastation in Duplin County resulting in 8 deaths, with portions of Warsaw and Wallace under water including a potential brownfield site, the Douglas Middle School, in Warsaw.[6] Wallace was also hit hard by Florence, with flooding especially destructive in residential areas near the Northeast Cape Fear River.[7] All of Duplin County is still struggling to recover. Clearly, members of the Coalition do not have resources to address brownfield sites on their own. While these communities' needs are varied and multiple, the EPA Brownfields Assessment grant will be a very important tool with potential to leverage significant additional funding, resources and investment into revitalization of these communities.

2.a.ii. Threats to Sensitive Populations: Duplin County is located in the historic "black belt," a phrase used by Booker T. Washington and W.E.B. Du Bois to describe the geographical crescent from Virginia to Texas with high concentrations of African American citizens.[8] The authors' note, "The historic Black Belt's conditions remain some of the worst in our nation...still home to persistent poverty, poor employment, low incomes, low education, poor health, high infant mortality, and dependence."[9] Between 2010-2017, the Hispanic population of the Corridor and Duplin overall has increased significantly, with the percentage of Hispanic citizens now making up 22.6%% of County citizens while African American citizens constitute 25.5%.[10] There has been a great deal of literature about the impact of CAFOs, especially related to sensitive populations living on ancestral land in proximity to these operations. A *New York Times* editorial board op-ed published in October 2016 noted that "people living near these [hog] lagoons are at increased risk of asthma, diarrhea, eye irritation, depression, and other health problems."[11]

(1) Health or Welfare of Sensitive Populations: There are disturbing trends reflective of economic and social decline of communities relative to educational attainment and healthcare availability in Duplin County. Particularly telling data include areas such as percentage of population with a bachelor's degree (10.3% in Duplin v. 29% in NC); percent of 3rd grade students reading at grade level (39.7% v. 57.8%); percentage of adults without health insurance (21% v.

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[5] Hurricane Matthew Resilient Redevelopment Plan Duplin County, 2017: https://files.nc.gov/rebuildnc/documents/matthew/rebuildnc_duplin_plan_combined.pdf

[6] Storm Chaser Video.com, 2018:https://www.stormchasingvideo.com/2018/09/15/hurricane-florence-homes-flooded-vehicles-stalling-warsaw-nc-9-15-2018/; and ECU News Services, 2018: https://news.ecu.edu/2018/09/28/hurricane-relief/

[7] WNCT.com, 2018: https://www.youtube.com/watch?v=fl_xDDWy7El

[8] Ronald C. Wimberley and Libby V. Morris, *The Southern Black Belt: a National Perspective* (Lexington: University of Kentucky, 1997).

[9] Ibid, iii.

[10] United States Census Bureau, 2018: https://www.census.gov/quickfacts/fact/table/duplincountynorthcarolina/PST120218#PST120218

[11] New York Times, 2016: https://www.nytimes.com/2016/10/25/opinion/north-carolinas-noxious-pig-farms.html

13%); primary care physicians per 10,000 (3 v. 6.9); dentists per 10,000 (1.6 v. 4.9); and rates of birth to females 15-19 (38.3 v. 26.2). Expanding the local economy through redeveloping brownfields sites and revitalizing communities to make Corridor towns more inviting has the potential to reverse such declining trends and address many of these issues.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: Cancer, heart disease, and stroke are leading causes of morbidity in Duplin. Cancer deaths exceed that of NC (203.9/100,000 v. 190.7 in NC), as is similarly true of death attributed to heart disease and stroke. Poor diet, physical inactivity, tobacco use, overweight/obesity are contributing factors. Duplin trails only Edgecombe County in the percentage of diabetics (13.8% in Duplin v. 16.4 % in Edgecombe), but morbidity attributed to diabetes is still high compared to the rest of NC (31.1 deaths / 100,000 v. 24.1 for NC). Only Faison and Warsaw have recently developed Wellness Centers in the Corridor. Expanded access to wellness opportunities such as new hiking and biking trails, and other recreation features can be facilitated through the brownfields program to improve availability of health alternatives for county citizens.

(3) Economically Impoverished/Disproportionately Impacted Populations:[12] Infant mortality has been high among minority children. In 2010, the overall infant death rate for Duplin was 12.9 per 1000 births. For African American infants that rate was 29.4/1000 infant births. Childhood obesity is also a problem in Duplin. Figures from 2008 saw obesity among children aged 2-4 at 18.6%, and the cohort for 5-11 years was at 26.5%. African American and Hispanic populations are also at increased risk for diabetes. Unmanaged diabetes increases risk factors for a variety of health issues such as heart disease, renal disease, and stroke. Children are affected by untreated tooth decay.

2.b.i. Community Involvement: Recognizing the importance of community involvement in the brownfields prioritization and redevelopment process, ***the Coalition will engage the Board of the Foundation for Duplin County Industrial and Business Development, Inc. (DCIBD)*** made up of members of all Coalition communities to participate in the ***Duplin Brownfields Redevelopment Advisory Group (Duplin BRAG)***. As part of regular monthly meetings of the DCIBD, the BRAG will advance a sustainable brownfields redevelopment program for the entire region and will serve as brownfields ambassadors, advisors and a steering committee throughout the project, bringing their community vision and expertise in health care, education, business, construction, and real estate. Among the first tasks of the BRAG will be development of a ***community engagement plan*** to guide broader community involvement to support the overarching goals of the program and engage affected community members to understand their needs, concerns, and interests related to the brownfields program. The purpose of this plan is to provide a voice for the broader community and a forum for those who may not be directly represented by the BRAG. Based on initial outreach efforts by the Coalition members, the following ***Project Partners*** have committed to participation in the program:

[12] Annual Report to the North Carolina Medical Society, 2018: https://publichealth.nc.gov/docs/2018-NC-MedicalSocietyLegislativeReport-101518.pdf

PROJECT PARTNERS

Partner Name	Point of Contact / Email / Phone	Specific Role in Project
Town of Calypso	Ruby Lambert, Mayor Phone: 901-658-4680 Email: ruby12@bellsouth.net	Dissemination of information and meeting space
Town of Magnolia	Gwendolyn Vann, Mayor Phone: 910-289-3205 Email: 1mayor@centurylink.net	Meeting space and marketing assistance
North Carolina Southeast	Steve Yost, President Phone: 910-862-8511 Email: stevey@ncse.org	Dissemination of information to regional economic professionals, assistance in recruitment of new businesses
James Sprunt Community College	Lee Woodard, Director, Small Business Center Phone: 910-275-6202 Email: leewoodard@jamessprunt.edu	Meeting space, technical assistance to new small businnesses
Duke Energy	Donna Phillips, Sr. Economic Developer Phone: 282-814-3657 Email: Donna.Phillips@Duke-Energy.com	Ability to network in the private sector, tell the story of the success of the project
Simpson Real Estate	Curt Simpson, Owner Phone: 910-290-2194 Email: simpsonrealestategroup.com	From Wallace, assisting with recruitment of commerical clients

3. TASK DESCRIPTIONS, COST ESTIMATES AND MEASURING PROGRESS

Task Descriptions below define all grant funded activities, with 60% designated for hazardous and 40% for petroleum sites and include how estimated costs were derived. *Task Descriptions* are followed by an associated ***Budget Table*** and a ***Summary Outputs Table*** included in ***Section 3.b***. As per ***Section 4.a.ii***, all contractual activities will be conducted by a qualified contractor/consultant.

3.a. Description of Tasks and Activities

Task 1: Cooperative Agreement Oversight and Community Engagement – Total $40,000
$7,500 Travel + $2,500 Supplies + $30,000 Contractual
($24,000 Hazardous / $16,000 Petroleum)

Cooperative Agreement Oversight includes activities integral to achieving the purpose of the grant, e.g., program development, project oversight, administration, performance monitoring and reporting, and attending conferences. While these programmatic activities are eligible for reimbursement, they will be conducted in-kind by staff at an estimated $15,000 ($5,000 average per year). Grant eligible direct (reimbursable) costs include a travel budget of $7,500 for two or more staff representatives to attend up to three conferences, including EPA National and Region 3 Brownfields Conferences and state conferences during the project period. Direct costs for advertisement of public meetings and community events and printing of related project materials (site brochures, posters, maps, etc.) are budgeted at $2,500 ($833 average per event). Contractual costs include consultant reporting assistance estimated at $12,000 ($4,000 per year) for preparing quarterly and annual status reports and entering/updating site information in

ACRES. Contractual costs for *Community Engagement* are estimated at $18,000 ($6,000 per year) and include technical assistance to maintain interaction with stakeholders and the community throughout the project. Primary activities include (1) developing news releases for local media and content for special brownfields pages for Coalition member websites to provide project updates, post reports and summaries of findings, and cite success stories; (2) preparing educational and outreach materials describing the program and its benefits to property owners, developers and citizens; and (3) facilitating public informational meetings approximately once per year per member locality (9 total). Estimated in-kind expense of $12,000 ($4,000 per year) for Community Engagement Activities includes staff time to coordinate and participate in stakeholder and community meetings.

Task 2: Brownfields Inventory Mapping / Database, Preliminary Site Characterization, Eligibility Determinations, Prioritization and Access Coordination – Total $24,000 Contractual ($14,400 Hazardous / $9,600 Petroleum)

The Coalition will begin their program with preparation of a brownfields inventory and database for sites in all member localities. Properties will be compiled, characterized, and prioritized, and a pool of sites will be selected for assessment. The number of sites chosen will depend upon access considerations and assessment costs. No assessments will be conducted prior to confirming eligibility with EPA, and, when applicable, with DEQ for petroleum sites. In-kind staff expenses are estimated at $12,000 ($4,000 per year) to oversee this task and coordinate access with private property owners.

Task 3: Environmental Site Assessments (ESAs) – Total $356,000 Contractual ($213,600 Hazardous / $142,400 Petroleum)

Upon receiving eligibility determinations and access from property owners, consultants will conduct approximately 10 Phase I ESAs for hazardous and 8 Phase I ESAs for petroleum sites. The number of ESAs within each locality will be determined during the inventory process and in accordance with the Coalition's MOA developed prior to start of the project per *Section 4.a.i.* ESAs will be completed consistent with ASTM E1527-13, which meets EPA's latest All Appropriate Inquiry standard. Time and costs for completion of Phase I ESAs are contingent upon many factors, e.g., property size, existing improvements, past and present uses, and extent of known or suspected Recognized Environmental Conditions (RECs), but approximately 6 Phase I ESAs will be completed per year with all being completed within 24 to 30 months of site selection at an average unit cost of $5,000 per assessment, which is common for industrial and commercial properties anticipated for these assessments. Based on Phase I ESA results, sites will be evaluated to determine which require Phase II ESAs, which will include (a) project planning activities, e.g., generic Quality Assurance Project Plan (QAPP) and site specific Health and Safety Plans (HASPs), and Sampling and Analysis Plans (SAPs); (b) soil and groundwater sampling; (c) lab analyses; and (d) summary reports with recommendations for further action, if warranted. The Coalition expects to complete 6 Phase II ESAs (3 Hazardous and 3 Petroleum) within 24 to 30 months of site selection. Based on experience with similar properties, contractual services will average $40,000 per Phase II ESA (6) and $2,000 per project plan (13). Estimated in-kind commitment of $12,000 per year ($36,000 total) includes staff time to coordinate with consultants and owners, oversee and monitor assessments, and review results/reports prior to EPA submittal.

Task 4: Preliminary Remediation and Redevelopment Planning – Total $180,000 Contractual ($108,000 Hazardous / $72,000 Petroleum)

For some sites selected for Phase II ESAs, preliminary remediation plans will be prepared to review alternatives for further environmental investigation and/or remediation. Preliminary cost estimates for alternatives and reports will be prepared and coordinated with EPA and DEQ for proposed remedial actions. Staff and consultants will also work with community stakeholders in each locality to conduct preliminary area-wide or site-specific redevelopment planning for selected target areas and/or individual properties to explore best reuse and economic potential of assessed sites. This will include marketing/feasibility studies, master plans and conceptual development plans for target areas and specific sites. A total of 6 Remediation/Redevelopment Plans are anticipated at an average contractual cost of $30,000 per plan. Coordination with EPA and DEQ, informing citizens of site findings, and gathering input for redevelopment plans will be provided by staff on an in-kind basis at approximately $3,000 per plan ($18,000 total). ***NOTE: Planning Task budget of $180,000 represents over 30% of the total grant budget as indicated on Duplin County's Other Factors Checklist.***

3.b. Cost Estimates and Outputs:

The *Task Descriptions* above include information regarding how estimates were derived for each task and were developed to achieve the primary goal of completing 18 Phase I ESAs; 6 Phase II ESAs, including associated quality assurance and work plans; and 6 remediation/redevelopment plans within the 3-year project period. The *Project Budget Table* below includes direct costs for travel, supplies and contractual assistance. Coalition members will provide in-kind services, including administration, coordination and product reviews, and will supplement expenses for communication materials, advertisement, and other community involvement activities through their respective department budgets if needed. The number of sites assessed per locality will be established prior to the start of the program through the Coalition's MOA described in *Section 4.a.i.* and will be consistent with the *Project Outputs Summary* that follows the budget.

PROJECT BUDGET TABLE

TASK ➡ / CATEGORY ⬇	1 Oversight / Community Engagement	2 Inventory / Prioritization / Access	3 Environmental Site Assessments (ESAs)*	4 Remediation / Redevelopment Planning	TOTAL
Travel	$7,500	$0	$0	$0	**$7,500**
Supplies	$2,500	$0	$0	$0	**$2,500**
Contractual	$30,000	$24,000	$356,000	$180,000	**$590,000**
SUBTOTAL	**$40,000**	**$24,000**	**$356,000**	**$180,000**	**$600,000**
Hazardous Sites	$24,000	$14,400	$213,600	$108,000	**$360,000**
Petroleum Sites	$16,000	$9,600	$142,400	$72,000	**$240,000**
GRANT TOTAL	**$40,000**	**$24,000**	**$356,000**	**$180,000**	**$600,000**

*Includes Phase I & II ESAs, Work Plans (QAPP, HASPs, SAPs)

PROJECT OUTPUTS SUMMARY

TASK	DESCRIPTION	CATEGORY	BUDGET	AVERAGE	PER	ANTICIPATED OUTPUTS
1	Cooperative Agreement Oversight & Reporting	Contractual	$12,000	$4,000	Year	Quarterly Reports (4 / Year), Annual Reports (3), Property Profile Forms / ACRES Entries (18)
1	Community Involvement	Contractual	$18,000	$6,000	Year	Meetings (1 / Member / Yr = 9), Program Brochures (3), Media Releases (6), Web Content
1	Travel	Direct	$7,500	$2,500	Event	Conferences (3) for 2-3 Staff, depending on event location
1	Supplies	Direct	$2,500	$833	Event	Advertisement, Printing (1 Community or Site Event per Locality)
2	Inventory/Mapping/Database Site Prioritization/Eligibity	Contractual	$24,000	$8,000	Year	Site Inventory/Mapping/Database (1); Site Eligibility Forms and/or Updated Forms (30)
3	Phase I ESAs	Contractual	$90,000	$5,000	Site	Phase I ESA Reports (18)
3	Phase II ESAs	Contractual	$240,000	$40,000	Site	Phase II ESA Reports (6)
3	Quality Assurance Plans	Contractual	$26,000	$2,000	Plan	Phase II ESA Planning Documents including generic QAPP (1), HASPs (6) and SAPs (6)
4	Site Remediation & Redevelopment Plans	Contractual	$180,000	$30,000	Plan	Site Specfic Remediation / Redevelopment Plans and/or Area Planning Documents (6)
		GRANT TOTAL	**$600,000**			

3.c. Measuring Environmental Results:

Establishing and tracking performance metrics will allow the Coalition to implement, assess and communicate progress toward program goals and to determine if implementation is producing the desired return on investment. To maintain steady progress throughout the grant period, consultants will prepare ***monthly reports keyed to a master plan*** prepared in compliance with the Coalition's Cooperative Agreement Work Plan to summarize activities, e.g., milestones achieved, issues encountered, budget and schedule updates. These will be used to gauge progress, communicate with constituents and prepare performance reports meeting requirements of the Cooperative Agreement. Applicable site information will also be regularly entered in ***EPA's ACRES database***, and the DCEDC will provide ongoing and post-grant information describing outcomes and benefits of the funding, including additional funds leveraged, number of jobs created, acres made ready for redevelopment, and tax revenue generated as a result of the program.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4.a.i. Organizational Structure: A management committee headed by James Wolfe, from the DCEDC, will bring administrative, economic development, and financial experience to the project. James is a 2004 graduate of UNC-CH who began his career in administration with Minor League Baseball ultimately as the general manager for the Forest City (NC) Owls who under James' leadership won the Coastal Plain League Championship in 2009 and 2010. He is a Duplin County native where he has enjoyed significant success as Director of Economic Development. Additional administrative experience is brought to the team by Scotty Summerlin, Warsaw Town Manager,

and for over 11 years Manager in Beulaville, NC. Scotty also brings technical experience in the construction trades and in the U.S. Army as an artillery land surveyor. Elizabeth Stalls is the Duplin County Planner. She is a graduate of NC State. She's an expert in zoning and planning, and her career includes agricultural marketing, sales consulting and experience in the legal field. Mayor Charley Farrior of Wallace is the owner and operator of a private business in town and also holds a BS Degree in economics from NC State.

4.a.ii. Acquiring Additional Resources: DCEDC will rely on a qualified outside contractor with appropriate expertise and resources to carry out the technical aspects of its Brownfields Program. For ***contractor selection and procurement***, DCEDC follows competitive negotiation procedures required for all public bodies in the state to obtain professional services at reasonable cost. All procurement procedures will be conducted in compliance with 40 CFR 31.36 and the NC public procurement procedures for Qualifications Based Selection (QBS). Beginning with advertisement of a request for qualifications and proposals for professional services, followed by interviews with top candidates if needed, staff will score applicants, select and negotiate a contract with a qualified candidate. Applicable EPA solicitation clauses will be incorporated into the DHEDC's solicitation and final contract executed with the selected contractor.

4.b.ii. Duplin County Has not received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements

(1) Purpose and Accomplishments: Over the last several years, the DCEDC has taken the lead in several important awards benefitting Duplin County communities. In 2018, USDA awarded $1.25 million to construct a new hangar at the Duplin County Airport in Kenansville. The NCDoC made a major award of $3 million to facilitate reuse of a building in Warsaw (US Cold Storage). Most recently, in 2018 an award of $3 million was made by NCDoC to extend natural gas to the House of Raeford (poultry processing facility). Another $1.125 million grant package is currently pending through CDBG, the GoldenLEAF Foundation, and NCDoC to extend a sewer line from Rose Hill to Wallace. All of these awards clearly indicate the Coalition's success in leveraging multiple resources, as well as administering both state and federal funds for important infrastructure projects.

(2) Compliance with Grant Requirements: The DCEDC is familiar with and understands the necessity of developing a work plan, creating a schedule, abiding by the schedule, and assuring adherence to the project terms and conditions, design standards, regulatory requirements, and sound construction practices in accordance with all applicable federal program requirements. For the above listed projects to date all applicable site information, required financial and administrative reports, design documentation have been submitted in a timely manner and approved by the regulatory agencies. Upon completion of construction, final project closeout will also be accomplished for these projects in compliance with applicable state and federal requirements.

Duplin County Department of Economic Development
on Behalf of a Coalition of
Duplin County and the Towns of Warsaw and Wallace, North Carolina
PROPOSAL FOR USEPA'S COMMUNITY-WIDE BROWNFIELDS COALITION ASSESSMENT GRANT
RFP NO. EPA-OLEM-OBLR-18-06 / CFDA NO. 66.818
Section III.A. – Threshold Criteria
January 31, 2019

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1. Applicant Eligibility

The Duplin County Department of Economic Development, along with the Duplin County Economic Development Commission (DCEDC), are submitting this proposal as lead agency and grant applicant on behalf of the following Coalition partners, all of whom are eligible entities for this funding as ***General Purpose Units of Local Government*** chartered by the State of North Carolina:

- Duplin County, North Carolina
- Town of Warsaw, North Carolina
- Town of Wallace, North Carolina

All coalition members have affirmed their agreement to be part of the coalition. See ***Threshold Criteria Attachments*** for copies of their letters of confirmation to apply for funding.

2. Community Involvement

Recognizing the importance of community involvement in the brownfields prioritization and redevelopment process, the Coalition will engage the Board of the Foundation for Duplin County Industrial and Business Development, Inc. (DCIBD) made up of members of all Coalition communities to participate in the ***Duplin Brownfields Redevelopment Advisory Group (Duplin BRAG)***. The BRAG will advance a sustainable brownfields redevelopment program for the entire region and will serve as brownfields ambassadors, advisors and a steering committee throughout the project, bringing their community vision and expertise in health care, education, business, construction, and real estate. The community involvement and communications component of the proposed brownfields assessment program, which is described in greater detail in the Coalition's narrative proposal ***Section IV.E.2 – Community Need and Community Engagement,*** includes (1) regular monthly team meetings, (2) project updates at advertised public meetings, particularly at meetings and work sessions of the elected bodies of each Coalition locality, (3) maintaining a brownfields project information section on the localities' websites, (4) preparing printed materials, e.g., program brochures, and media releases to disseminate project updates and program success stories. The Coalition will also extend its outreach efforts to include opportunities for citizens to review project deliverables, especially remediation and redevelopment plans, through presentations to local business and civic organizations and through small group and neighborhood meetings, open house events and planning charrettes, facilitated by the BRAG, staff, and consultants, to allow a broad range of community perspectives.

3. Expenditure of Assessment Grant Funds

Not Applicable: The applicant affirms it does not have an active EPA Brownfields Assessment Grant.

OMB Number: 4040-0004
Expiration Date: 12/31/2019

Application for Federal Assistance SF-424

* 1. Type of Submission:	* 2. Type of Application:	* If Revision, select appropriate letter(s):
☐ Preapplication	☒ New	
☒ Application	☐ Continuation	* Other (Specify):
☐ Changed/Corrected Application	☐ Revision	

* 3. Date Received:	4. Applicant Identifier:
01/28/2019	

5a. Federal Entity Identifier:	5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:	7. State Application Identifier:
	North Carolina

8. APPLICANT INFORMATION:

* a. Legal Name: Duplin County, North Carolina

* b. Employer/Taxpayer Identification Number (EIN/TIN):	* c. Organizational DUNS:
56-6000296	0951247980000

d. Address:

* Street1: 260 AIRPORT RD
Street2:
* City: KENANSVILLE
County/Parish: Duplin County
* State: NC: North Carolina
Province:
* Country: USA: UNITED STATES
* Zip / Postal Code: 28349-8951

e. Organizational Unit:

Department Name:	Division Name:
Dept. of Economic Development	

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: Mr. * First Name: James
Middle Name:
* Last Name: Wolfe
Suffix:

Title: Executive Director

Organizational Affiliation:
Duplin County Economic Development

* Telephone Number: 9102962180 Fax Number: 9102962184

* Email: james.wolfe@duplinedc.com

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

*** 12. Funding Opportunity Number:**

EPA-OLEM-OBLR-18-06

* Title:

FY19 GUIDELINES FOR BROWNFIELDS ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

1234-01 - 19 0125 - Duplin - SF424 - Attach | Add Attachment | Delete Attachment | View Attachment

*** 15. Descriptive Title of Applicant's Project:**

USEPA Community-Wide Brownfields Assessment Coalition Program

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant NC-07

* b. Program/Project NC-07

Attach an additional list of Program/Project Congressional Districts if needed.

1238-01 - 19 0125 - Duplin - SF424 - Attac | Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 10/01/2019

* b. End Date: 09/30/2022

18. Estimated Funding ($):

* a. Federal	600,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	600,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .

☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: Mr. * First Name: James

Middle Name: Thomas

* Last Name: Wolfe

Suffix: Jr.

* Title: Executive Director

* Telephone Number: 9102962180 Fax Number: 9102962184

* Email: jtwolfe1944@yahoo.com

* Signature of Authorized Representative: James Wolfe * Date Signed: 01/28/2019

1. Applicant Identification: City of Gastonia
   PO Box 1748
   Gastonia, North Carolina 28053

2. Funding Requested:
   a. Assessment Grant Type: Community-wide
   b. Federal Funds Requested:
      i. $300,000
      ii. The City of Gastonia is not requesting a Site-specific Assessment Grant Waiver
   c. Contamination: Hazardous ($150,000)/Petroleum ($150,000)
3. Location:
   a. City of Gastonia
   b. Gaston County
   c. State of North Carolina

4. Property Information for Site-specific Proposals: N/A

5. Contacts:

   Project Director:
   Kristy Ratchford Crisp
   Director of Economic Development
   City of Gastonia
   PO Box 1748
   Gastonia, NC 28053
   (704) 842-5105
   kristyc@cityofgastonia.com

   Chief Executive/Highest Ranking Official:
   Michael C. Peoples
   City Manager
   City of Gastonia
   PO Box 1748
   Gastonia, NC 28053
   (704) 866-6719
   michaelp@cityofgastonia.com

6. Population:
   City of Gastonia Population: 74,381 (2017 American Community Survey 5-year estimates)

7. Other Factors Checklist:

Other Factors	**Page #**
Community population is 10,000 or less.	
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
The priority brownfield site(s) is impacted by mine-scarred land.	
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	
The priority site(s) is in a federally designated floodplain.	
The redevelopment of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.	**Pg. 2**
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	

8. Letter from the State or Tribal Environmental Authority: NCDEQ Letter Attached

ROY COOPER
Governor
MICHAEL S. REGAN
Secretary
MICHAEL SCOTT
Director

NORTH CAROLINA
Environmental Quality

January 8, 2019

Kristy Crisp
City of Gastonia Economic Development Director
P.O. Box 1748
Gastonia, NC 28053

Re: U.S. EPA Brownfields Assessment Grant – City of Gastonia

Dear Ms. Crisp,

The North Carolina Department of Environmental Quality (DEQ) Brownfields Program acknowledges and supports the City of Gastonia's application for a U.S. EPA Brownfields Assessment Grant. We are aware that your grant will be a community wide assessment effort for areas targeted for future redevelopment. This grant would be a tremendous economic development achievement for the City.

We hope that the City of Gastonia is successfully awarded this grant, and we will continue to support you in your Brownfields redevelopment efforts. The Brownfields Program offers technical project guidance in accordance with our program, throughout the life of your project. This is a major key to ensuring grant applicants make efficient use of the federal funds awarded. The liability protection offered by the program is also a primary marketing tool for developers and instrumental in securing financing.

The Brownfields Program can also assist with outreach efforts to your local community regarding reuse for commercial purposes and the controls to be put in place to make the property suitable. The liability protection offered by a Brownfields Agreement is a benefit to the whole community and can often facilitate additional economic development in the area surrounding a Brownfields Property.

We look forward to working with you regardless of a grant award or not. We truly believe successful Brownfields projects can rejuvenate a community.

Sincerely,

Bruce Nicholson
Brownfields Program Manager

ec: Cindy Nolan, U.S. EPA Region 4

North Carolina Department of Environmental Quality | Division of Waste Management
217 West Jones Street | 1646 Mail Service Center | Raleigh, North Carolina 27699-1646
919.707.8200

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields

i. Background and Description of Target Area

The City of Gastonia is the principle city of Gaston County and is an integral part of the overall Greater Charlotte Metropolitan Region. Gastonia started as a rail station in the 1870s and quickly grew into a small town – fueled by the region's mills, including the Gastonia Cotton Manufacturing Company, the large Loray Mill, and the Gray Manufacturing Company. By the early 1900s, over 100 mills were located in the County. With the decline of textile manufacturing, the City of Gastonia was challenged to transition its workforce to other industries while dealing with the legacy of abandoned mill properties and their associated environmental issues. As these sites deteriorated and the layoffs led to unemployment or relocation, the former mill communities declined.

The City of Gastonia is working to revitalize its neighborhoods with targeted economic development. More recently, the City has launched the redevelopment of the Franklin Urban Sports and Entertainment initiative (FUSE) – an entertainment District west of downtown. The FUSE will be anchored by a new baseball stadium and its development has involved remediation at two former brownfields sites. The FUSE District is connected to the I-85corridor to the east, north, and west, and also to the east and west via US 29/74 and NC Highway-7. This corridor includes the City's Downtown as well as the Flint Groves, Scruggs Street, and Highland communities. The **NC Highway-7 Corridor is the Target Area** for this grant. The loss of jobs and eroding conditions at abandoned facilities and former mills has negatively impacted the neighborhoods within the Target Area. According to the US Census Bureau, nearly half of the families (46%) live in poverty and the median household income is only $18,075. While 37% of the City's population are minority based (23% in the County and, 31% in the State), 69% of residents in the Target Area are non-White.

ii. Description of the Priority Brownfield Sites

There are multiple brownfields properties within the NC-7 Corridor, including a mix of abandoned commercial buildings and former mill facilities. Due to their potential impact on the community, the City has identified two priority sites formerly occupied by textile mills in the corridor:

- **Trenton Mill/FAB-TECH Properties:** – Built in 1897, Trenton Mill (612 and 620 W. Main Ave and 620 W. Franklin Blvd) is now a vacant historic textile mill located a half-mile west of Gastonia's downtown. The 2.72-acre property contains the original large mill building. Textile manufacturing continued in this building until the late 1970s, but other uses were made of portions of the property, including a private automotive repair garage, auto painting facility, a Coca-Cola bottling plant, warehousing, machining and fabrication facility (FAB-TECH), pest control company, and plumbing and gas piping facility. Phase I ESAs were performed in November 2016 and March 2018 by Geological Resources, Inc. These reports have identified a heating oil (petroleum) underground storage tank (UST) and the presence of an electrical substation (PCBs) as recognized environmental concerns (RECs). Since the 1990s, efforts have been made to remediate portions of the property, but some environmental-based risks remained. Low-income, single-family homes are located across the railroad tracks approximately 500 feet to the north of the property.
- **Parkdale Mill** – The site, located at 1630 W. Garrison Blvd, encompasses over 17 acres and the original mill building has been torn down. As a former textile mill, the property once

contained a wide number of outbuildings and supporting structures. All buildings have been demolished and only the base foundations remain, covering the majority of the property. Based on historical usage, contaminants of concern for the property include polychlorinated biphenyls (PCBs), metals, and volatile organic compounds (VOCs). Lower income housing units surround the site.

The highly impervious land areas along the NC-7 study corridor primarily drain to Long Creek, an impaired stream on the EPA 2014 303 (d) list. No less than six additional sites within the target area (including a former YMCA block, a light manufacturing company property, a former gas station, an underutilized strip mall, and dry cleaners sites) will be prioritized first, then sites throughout the City will be considered as funding allows.

b. Revitalization of the Target Area

i. Redevelopment Strategy and Alignment with Revitalization Plans

As previously stated, the FUSE district west of Downtown is leading revitalization in Gastonia's urban core. We now want to connect this positive momentum to other areas of the City. In January 2018, the City of Gastonia and the Gaston Economic Development Commission conducted a study of the NC-7 Corridor entitled *Gastonia's Other Main Street: NC-7 Corridor Study & Plan*. Completed by economic development consultant Metrocology over the course of nearly a year, this first of three studies created a community-led vision for this vital area. The plan calls for the redevelopment of former mill properties, including the two targeted brownfields mill properties within the NC-7 Corridor. The economic development priorities were established by the community stakeholders who contributed to the creation of this plan. This NC-7 Corridor – our Target Area – connects the FUSE district with the vital I-85 corridor.

The US Treasury certified North Carolina's Opportunity Zones on May 18, 2018. Opportunity Zones are designated low-income areas that offer investors tax benefits for their investment of capital in the community. The NC-7 Corridor falls within two of these zones (Census Tracts: 37071032000 and 37071031900). The inclusion of the corridor with the State's Opportunity Zones program indicates the area is a priority for redevelopment not only locally, but also at the regional and state level. These incentives will encourage the redevelopment of priority brownfields properties.

- **Trenton Mill/FAB-TECH** – Due to its close proximity to the City's downtown district, the City is working on a reuse plan for the mill that includes both residential (apartments) and commercial (restaurants, shops, and stores) uses. This plan includes 81,862 square feet of residential space and a nearly 2,000 square feet outbuilding converted to destination retail or restaurant use. Total Trenton Mill redevelopment cost is estimated at $14.2 million. The FAB-TECH redevelopment cost is estimated at $20 million.
- **Parkdale Mill** – Located 0.5 miles from FUSE, current redevelopment plans call for a potential mixed use space, including residential and commercial properties.

ii. Outcomes and Benefits of Redevelopment Strategy

Redevelopment of our priority sites will provide much-needed new, energy efficient housing options near our Downtown area and within the Target Area. Development of new commercial properties will also create jobs for residents, and the transforming the blighted properties will help raise property values throughout the Target area. The mill properties, located adjacent to the new entertainment complex/baseball stadium (Trenton Mill), will attract over $14 million in capital investment and will form part of the new FUSE entertainment district's economic growth engine – bringing jobs, blight removal, streetscaping, and development to the NC-7 Corridor.

c. Strategy for Leveraging Resources

i. Resources Needed for Site Reuse

The City is eligible for and has previously leveraged state and federal grants and loans to improve infrastructure and encourage economic development in the area. By addressing the environmental issues with funds from this project, the City will be able to pursue other funding sources to facilitate the cleanup and redevelopment of the target sites. For example, the City could apply for an EPA Brownfields Grant for cleanup activities, or CDBG funding to facilitate housing redevelopment. Some redevelopment activities may be funded by North Carolina's Clean Water Management Trust Fund (CWMTF). The fund provides grants to local governments and non-profits to finance projects that address water pollution problems. As previously stated, the highly impervious land areas in the NC-7 Corridor drains into the vulnerable Long Creek. CWMTF funding can be used to acquire these properties and convert them into natural green space with stormwater treatment facilities. These Innovative Stormwater Projects could reduce the pollutant load flowing into Long Creek. Per community planning activities, the City intends to incorporate a series of these green space and stormwater treatment facilities into educational and recreational greenway trails. The City of Gastonia has successfully received $3.3 million in CWMTF grants in the past.

The preferential tax treatment offered by the Opportunity Zones program will encourage private-sector investment for redevelopment at priority brownfield mill properties. Opportunity Zone Funds can be used for investment in property development activities such as demolition, refurbishment, and new construction. As a historic mill structure, a private developer of the Trenton Mill may take advantage of the state and federal Historic Tax Credits. Private developers of brownfield properties who enter into a Brownfields Agreement with the North Carolina Department of Environmental Quality (NCDEQ) are also eligible for property tax exemptions upon completion of the cleanup.

ii. Use of Existing Infrastructure

Both of our priority mill sites have the needed water, sewer, and electric infrastructure for new development. In addition, developers are assessing the potential reuse of the historical architecture of the original Trenton Mill buildings. Additional minimal infrastructure needs include new curb and gutter, sidewalks, street lighting, and other public amenities.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need

i. The Community's Need for Funding

EPA grant funding is needed to convert these priority brownfields mill properties into productive use again. The sites are large and suspected of complicated hazardous materials. Yet the community in the Target Area has limited resources to deal with these sites. Using data from the US Census, American Community Survey (2012-2017), the population in the Target Area – defined by Census Tracts 0319 and 0320 – has declined by 2%, while the City and County has grown by 4% over the past five years. Unemployment in the Target Area for the civilian population is 20% compared to 7-10% for the State, County, and City; and the Target Area median household income is only $18,075, which is less than half of the City ($43,985), County ($46,626), and State ($50,320). In addition, nearly half (46%) of the Target Area households receive Food Stamp/SNAP benefits, compared to only 14-19% for the State, County, and City; and nearly half (46%) of the families are below the poverty threshold, compared to 12-15% for the State, County, and City. This is a community with significant economic struggles with little

recent historical investment and an inability to draw on other sources of funding.

ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations

The Target Area's extremely high poverty rate (46%) and low median household income ($18,075) indicate a high percentage of vulnerable citizens live in this area. The community is also comprised of a high concentration of minorities (69% vs. 37% for the City, 23% for the County, and 31% for the State). US Census data also indicates an elevated concentration of vulnerable pregnant women live in this area. The percentage of women of childbearing age who have given birth in the past 12 months in the Target Area is 8.5% compared to 5.3% for the County. The percent of the women who had given birth in the past 12 months who were unmarried in the Target Area was 90-100% compared with 49% for the City, 42% for the County, and 36% for the State. Cleaning up these brownfields properties will reduce the potential hazards to these sensitive populations from associated pollution contaminating the environment. The City seeks to first quantify the risks to human health and safety through assessment activities. Then, we will work with environmental contractors to remediate contamination, protect our citizens from these risks, and facilitate the redevelopment of the priority sites.

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

According to the NC Central Cancer Registry, five-year (2013-2017) incidents of cancer in the County (City level data unavailable) are higher than state averages for all cancers (495 per 100,000 residents vs. 470), including lung (82 vs. 66) and colon/rectum cancer (43 vs. 36). These may be attributed to the high number of former textile mills and the potential for negative health impacts from contaminants, such as metals, petroleum, PCBs, and VOCs. Cleaning up these abandoned mills, including the high priority sites in the Target Area, will help to reduce the legacy of harmful impacts on residents' health.

(3) Economically Impoverished/Disproportionately Impacted Populations

The Target Area's high rate of poverty (46%) and minority status (69%) mean that our community's most vulnerable residents are suffering disproportionately from the impacts of a legacy of environmental contamination and lack of investment. The presence of abandoned mill sites – and their association with crime, blight, and safety concerns – and the connecting railroads that cross the Target Area repeatedly have created an abiding negative pressure on these communities. Using the EJScreen tool's Environmental Indicators, the Target Area ranks in the following percentiles relative to the State: 99% Risk Management Plans (RMP) Proximity, 97% Cancer Risk, 95% Traffic Proximity, 94% Respiratory Health Index, 92% Hazardous Waste Proximity, 91% Superfund Proximity, and 90% Lead Paint Indicator. Cleaning up these properties and implementing cleanup activities in conjunction with our FUSE initiative will help raise property values for local homeowners, provide new job opportunities for residents, and improve transportation access for these disadvantaged populations.

b. Community Engagement

i. Community Involvement

The following community partners will support the project as shown in the table and provide a representative to serve on an Advisory Board for the project:

Partner Name	Point of contact	Specific role in the project
Downtown Gastonia Merchants Association	Byron Smith 980-285-8888 byron@distinctbeat.com	Will disseminate information to and solicit input from the business community.

Keep Gastonia Beautiful	Pat Johnson 704-866-6907 patj@cityofgastonia.com	With a mission to educate the community about conservation, waste handling, recycling, and beautification, the group will be available to help guide sustainable and energy efficient redevelopment plans.
Gaston County Economic Development Commission	Donny Hicks 704-825-4046 Donny.hicks@gaston.gov	As a partner, the EDC is committed to providing a member to the Advisory Board, assist in identifying and prioritizing sites, and marketing brownfield sites to potential developers.
Gaston County Regional Chamber of Commerce	Steve D'Avria 704-864-2621 steve@gastonchamber.com	Attracting new business and industry to the corridor will be vital to the long-term success of the program. The Chamber is committed to marketing brownfield sites and providing a member to the Advisory Board to prioritize properties. Additionally, the Chamber can accommodate and sponsor community meetings.
Electricities NC	Carl Rees 919-760-6315 crees@electricities.org	Electricities has committed to partnering with the City to provide economic development support and encourages its members to utilize brownfield sites to create new economic activity. They will offer planning and site certification support.

ii. Incorporating Community Input

The City of Gastonia may leverage our successful experience incorporating community input for our FUSE development initiative to implement a similarly-successful campaign for the brownfields program. This could include the creation of an **Advisory Board** made of community organizations (see above), citizen representatives, and other stakeholders, which may be a focal point for capturing critical inputs such as prioritizing redeveloping projects, identifying community needs (e.g. greenspace, residential property, commercial services, multimodal transportation routes, etc.), and disseminating program information through formal and information community networks. The City could also hold a series of **Community Meetings**, often in conjunction with other local government, business, and community meetings, on a quarterly basis, or more frequently as needed. The City may also create a **Brownfields Program web page** that can be promoted on existing social media and Economic Development websites.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Description of Tasks and Activities

The following Work Breakdown Structure (WBS) outlines the various tasks and subtasks required to implement the 3-year brownfields project. The City of Gastonia selected an experienced and qualified professional services firm (Contractor) with experience in brownfields redevelopment and EPA grant project implementation to help execute selected WBS tasks and subtasks, as indicated.

TASK 1.0 – Project Oversight (Lead: City of Gastonia)

The City of Gastonia will track the project's tasks, schedule, and budget; oversee the work of the selected brownfields contractor; and report on project activities and accomplishments to stakeholders. The project manager will also attend relevant meetings, workshops and conferences sponsored by EPA and/or the NCDEQ. The outputs produced by the Project Manager will include 12 Quarterly Reports, three annual Disadvantaged Business Enterprise Utilization reports, three Financial Status Reports, and regular updates in ACRES.

TASK 2.0 – Community Involvement (Lead: City of Gastonia)

The City of Gastonia will use multiple distribution channels for communicating with the Target

Area communities about the grant project, including local and regional newspapers, radio announcements, fact sheets and brochures, social media and public meetings. In addition, the project team will establish an Advisory Board. The goal of these efforts will be to inform the public of the grant activities and the progress being made to accomplish project objectives, educate impacted areas on the nature of brownfields redevelopment, and invite participation in establishing community needs, redevelopment priorities, and site reuse.

Task 2.1 – Develop Outreach Materials (Lead: City of Gastonia & Contractor)
Develop press releases, a project fact sheet, PowerPoint presentation, posters, and a brochure for project outreach. Costs include associated printing expenses and the development of handouts, purchase of flipcharts and production of maps for the community meetings.

Task 2.2 – Author Community Involvement Plan (Lead: Contractor & City of Gastonia)
Create a document that outlines all the requirements for the outreach efforts, the selected strategies for effective communication/recruitment, and specific implementation steps.

Task 2.3 – Hold Community Meetings and Planning Events (Lead: City of Gastonia)
Hold local community meetings at critical milestones during project implementation, including project kickoff, site selection and post-assessment reporting.

Task 2.4 – Support Community Meetings and Planning Events (Lead: Contractor)

Task 2.5 – Lead the Brownfields Advisory Board (Lead: City of Gastonia)
The Advisory Board will meet on a quarterly basis to review progress, provide guidance to the project team, and review/process community inputs.

Task 2.6 – Disseminate Project Information (Lead: City of Gastonia)
Set up/manage a social media page and a web platform that provides critical project updates and distribute press releases. Submit project event notices to local and regional media.

<u>TASK 3.0 – Environmental Site Assessments (ESAs)</u> (Lead: Contractor)
Specific sites will be selected for ESA activity by the Advisory Board with input from community stakeholders as part of TASK 2 activities. Phase I and II ESAs will then commence.

Task 3.1 – Phase I ESAs
The Contractor will complete Site Eligibility Forms for EPA approval prior to beginning the ESAs. As applicable, Petroleum Determinations will be made by NCDEQ and/or EPA as needed. Ten sites are anticipated, five of which are expected to have petroleum contamination. Phase I ESAs will be completed in accordance with ASTM 1527-13 and the EPA's All Appropriate Inquiries (AAI) Rule (70FR66070).

Task 3.2 – Phase II ESAs
Phase II ESAs will be completed in accordance with ASTM 1903-11. Quality Assurance Project Plans (QAPPs) and Health & Safety Plans (HSPs) will be submitted to both the EPA and NCDEQ for review and approval prior to the start of Phase II ESA activity. We anticipate completing large Phase II ESAs with a cost of $60,000, inclusive of QAPP and HSP preparation, due to the degree of contamination and the complexity of the anticipated assessment activities. Two smaller Phase II ESAs are also anticipated at a cost of $40,000. Half of these sites is expected to have petroleum contamination.

Task 3.3 – Asbestos-Containing Materials (ACM) and Lead-based Paint (LBP) Surveys

TASK 4.0 – Cleanup Planning (Lead: City of Gastonia)
Cleanup planning will be conducted for high-priority sites following the completion of the appropriate environmental assessment activity. The selected Contractor will prepare an Analysis of Brownfields Cleanup Alternatives (ABCA) for approximately two sites. Each ABCA will compare and contrast different methods of addressing the contamination found on the site. Costs, effectiveness, feasibility of implementation, climate resiliency, and public input will be considered when evaluating the alternatives. One of these sites is expected to have petroleum contamination. Additional cleanup planning activities may include one visioning task, limited market assessment to support redevelopment planning, business recommendations and plan view design, two streetscape improvements and example façade improvements, and a summary of strategies and suggested next steps. The City will coordinate special community meetings to support these activities.

PROJECT SCHEDULE
The following 3-year schedule outlines the anticipated work plan for our program. Some activities occur at sites besides those listed as priority sites in this application, depending on the needs of the community, input received, and results of planning and assessment activities. The selection and implementation of activities at these sites are likely to occur after activities at the priority sites.

		Year 1				Year 2				Year 3			
Ref	Task	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
1.0	**Project Oversight**												
2.0	**Community Involvement**												
2.1-2	*Materials & Plan*												
2.3-4	*Community Meetings*												
2.5-6	*Board and Info Dissemination*												
3.0	**ESAs**												
3.1	*Phase I ESAs*												
3.2	*Phase II ESAs*												
3.3	*ACM Surveys*												
4.0	**Cleanup Planning**												

b. Cost Estimates and Outputs

The following budget table summarizes the cost estimate for our brownfields program. On funding specifically used for assessment and cleanup planning activities at petroleum sites will be allocated to the petroleum budget (as show in the budget table).

Budget Categories		**Project Tasks ($)**								**Total**
		Task 1.0	Task 2.0	Task 3.0	Task 4.0	Task 1.0	Task 2.0	Task 3.0	Task 4.0	
		HAZARDOUS				PETROLEUM				
Direct Cots	Personnel	In-kind	In-kind		In-kind	In-kind	In-kind		In-kind	In-kind
	Fringe Benefits									$0
	Travel	$2,500				$2,500				$5,000
	Equipment									$0
	Supplies		$500				$500			$1,000
	Contractual		$7,000	$124,500	$15,500		$7,000	$124,500	$15,500	$294,000
	Other									$0
Total Direct Costs		$2,500	$7,500	$124,500	$15,500	$2,500	$7,500	$124,500	$15,500	$300,000

Indirect Costs	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total Budget	**$2,500**	**$7,500**	**$124,500**	**$15,500**	**$2,500**	**$7,500**	**$124,500**	**$15,500**	**$300,000**

The costs were developed using the following estimates and unit costs based on past experience with contractors and consultants in the industry.

Personnel – The City anticipates our program management team will spend approximately 600 hours over the course of the 3 years of the project's period of performance. The hours spent for project oversight (Task 1.0) will be provided by the City of Gastonia as an **in-kind contribution.**

Travel – Travel expenses will be incurred to travel to state brownfields meetings held by NCDEQ and national conferences by EPA. We anticipate attending a total of 4 meetings.

2 national mtgs	X	$1,800/trip	=	$3,600
2 state/regional mtgs	X	$700/trip	=	$1,400

Supplies – Supplies include items needed to help facilitate community meetings such as post-it notes, markers, printed handouts and briefings, writing boards, and related items.

20 meetings	X	$50/meeting	=	$1,000

Contractual – Costs for contractor activities are built up from informal estimates provided by experts in the industry to assist us with this application. They are listed below by type of activity.

Outreach Materials					$5,000
Community Involvement Plan					$4,000
Support Community Meetings/Events					$5,000
Phase I ESAs	10 Assessments	X	$3,500/Ph I ESA	=	$35,000
Phase II ESAs (lg)	2 Assessments	X	$65,000/Ph II ESA	=	$130,000
Phase II ESAs (sm)	2 Assessments	X	$37,000/Ph II ESA	=	$74,000
ACM/LBP Surveys	4 Surveys	X	$2,500/Survey	=	$10,000
ABCA	2 ABCAs	X	$7,500/ABCA	=	$15,000
+Cleanup Plan Tasks	6 Tasks			=	$16,000

The following deliverable table identifies the projects outputs.

Task	Deliverables/Outputs
Task 1.0	EPA Brownfields Meetings – Attendance (3); NCDEQ Brownfields Meetings – Attendance (3); Quarterly Reports (12); Disadvantaged Business Enterprise Utilization Reports (3); Financial Status Reports (3); ACRES Updates (as needed)
Task 2.0	Advisory Board Meetings (12); Community Involvement Plan; Press Releases (4+); Project Fact Sheet; PowerPoint Project Briefing; Project Posters (2); Project Brochure; Project Maps – for meetings (2+); Community Meetings (multiple) – Input notes; Community Planning Events (2) – Input notes/planning outcomes; Web Page and Social Media Page
Task 3.0	Phase I ESA Reports (10); Phase II ESA Reports (4); ACM Survey Reports (4)
Task 4.0	ABCAs (2); Cleanup Planning Task Final Reports (6); Community/Development Site Meetings (2+)

c. Measuring Environmental Results

The project team will meet monthly by conference call to review project activities, accomplishments, schedule, and budget to ensure project goals are being met and take corrective actions, if necessary. The project's progress will primarily be measured by the production of

deliverables (see above table) and expenditure of funds. In addition, the team will track:

- Number of participants in community and Advisory Board meetings
- Number of presentations delivered to local community groups and organizations
- Number of Phase I ESAs, Phase II ESAs, ACM Surveys, and ABCA Reports completed
- Acres ready for reuse
- Jobs created
- Amount of leveraged funding

These metrics will be tracked throughout the project and reported in our Quarterly Reports. Property specific information will be entered into ACRES.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability

i. Organizational Structure

The City of Gastonia has significant experience managing federal and state grant funding. We have the appropriate financial accounting and program monitoring systems in place to track implementation and comply with EPA's guidelines. Our project will be led by **Ms. Kristy Ratchford Crisp**. Ms. Crisp is the *Director of Economic Development* for the City of Gastonia, where she has been employed for 18 years. A native of Gastonia, she graduated from the University of North Carolina Chapel Hill for her undergraduate degree and completed her masters at Western Kentucky University. She is also a graduate of the University of Virginia Leading, Educating and Developing Program and UNC School of Government Basic Economic Development course. Ms. Crisp had successfully lead many economic development initiatives for the City. She will provide overall management of the brownfields initiative. Ms. Crisp will be supported by **Ms. Victoria Leigh Stalcup** and **Ms. Crystal Certain**. Ms. Stalcup is an *Economic Development Specialist* with the City of Gastonia. She received her undergraduate degree in Criminal Justice from Appalachian State University in 2016. In 2018, she earned her Master's in Public Administration (MPA) degree with a concentration in Public Management from Appalachian State University. Ms. Stalcup will serve as a deputy project manager with a particular emphasis on community outreach and meeting support. Ms. Certain is the *Finance Director* for the City of Gastonia. She will manage the financial tracking and reporting responsibilities for the grant.

ii. Acquiring Additional Resources

The City of Gastonia has hired an environmental consultant to implement the environmental assessments and support outreach and planning. In 2018, the City released a Request for Qualifications (RFQ) in accordance with 2 C.F.R. 200 and EPA's rule at 2 C.F.R. 1500 for brownfields consulting services and selected a qualified contractor in a competitive process. A task order will be issued under this contract immediately upon notification of the award by the EPA so the contractor will be ready to initiate grant activities from day one of the project. The City procurement department will follow a similar process if additional resources are needed.

b. Past Performance and Accomplishments

ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements

(1) Purpose and Accomplishments

US Department of Housing and Urban Development

Community Development Block/Entitlement Grant | $751,211 | Awarded 2018 | Ongoing

Purpose: Public infrastructure or enhancements for low-to-moderate income areas
Accomplishments:

- Upgraded street lights to LEDs for better visibility and safety
- Added sidewalks around a local park
- Installed high visibility crosswalks for pedestrians to cross traffic
- Created a "Teen Garden" to teach community youth skills about gardening and markets

US Department of Housing and Urban Development
Home Investment Partnerships Program | $838,740 | Awarded 2018 | Ongoing
Purpose: Used to build communities through the development of neighborhood revitalization strategies while providing affordable living environments for low-to-moderate income residents.
Accomplishments:

- Built three new affordable housing units in the Highland Community
- Provided down payment assistance to 75 clients (up to $5,000 each)
- Provided Tenant Based Rental Assistance (TBRA) funds to 10 individuals/families
- Offered training classes on budgeting, credit, homeownership, and purchasing a home

US Department of Transportation
Federal Transit Grant: 53.03 | $39,000 | Awarded 2018 | Ongoing
Purpose: Improve public transit access and usability
Accomplishments:

- Collected and disseminated ridership and fare collection data from all existing routes
- Assisted with the implementation of Efficiency Study recommendations
- Monitored ridership and developed communications plan for the new 85X Midday Route
- Worked with Google Transit to produce a GTFS feed for Google Maps applications

(2) Compliance with Grant Requirements
All three programs are currently compliant with all work plan and schedule requirements as well as all terms and conditions. The expected results are being achieved and funding is being expended as per our original plan. The City is complying with all reporting requirements, including the submission of quarterly reports, financial status reports, and grant deliverables. For example, the City updates the Integrated Disbursement & Information System (IDIS) – an online tracking system for the HUD program – on at least a monthly basis.

THRESHOLD CRITERIA for ASSESSMENT GRANTS

1. **Applicant Eligibility**
   The City of Gastonia, North Carolina, is a general-purpose unit of local government as defined under 2 CFR 200.64.

2. **Community Involvement**
   The City will leverage previous successful community input programs during development of the brownfield project public outreach campaign. An Advisory Board will be formed made of community organizations, citizen representatives, and other stakeholders. This Advisory Board will be a focal point for capturing critical inputs such as prioritizing redeveloping projects, identifying community needs, and disseminating program information. A combination of formal and informal community networks will be utilized. Additionally, a series of community meetings will take place on a quarterly basis (at a minimum) to introduce the project, provide updates, and inform/educate the public on the brownfields process. Additional gatherings will take place throughout the project to solicit specific input on property identification and selection, followed by meetings focused on site reuse concepts and redevelopment planning. Project updates will be advertised via an electronic campaign (website, social media) as well as printed (newspaper announcements, fact sheets, community bulletin boards.) Community input will be incorporated as appropriate and responded to in a timely manner.

3. **Expenditure of Grant Funds**
   The City of Gastonia does not have an active EPA Brownfields Assessment Grant.

OMB Number: 4040-0004
Expiration Date: 12/31/2019

Application for Federal Assistance SF-424

* 1. Type of Submission:	* 2. Type of Application:	* If Revision, select appropriate letter(s):
☒ Preapplication	☒ New	
☐ Application	☐ Continuation	* Other (Specify):
☐ Changed/Corrected Application	☐ Revision	

* 3. Date Received:	4. Applicant Identifier:
01/31/2019	

5a. Federal Entity Identifier:	5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:	7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: City of Gastonia, NC

* b. Employer/Taxpayer Identification Number (EIN/TIN):	* c. Organizational DUNS:
56-6000227	0525894850000

d. Address:

* Street1: P.O. Box 1748
Street2:
* City: Gastonia
County/Parish:
* State: NC: North Carolina
Province:
* Country: USA: UNITED STATES
* Zip / Postal Code: 28053-1748

e. Organizational Unit:

Department Name:	Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:
* First Name: Kristy
Middle Name:
* Last Name: Crisp
Suffix:

Title:

Organizational Affiliation:

* Telephone Number: 704-842-5105
Fax Number:

* Email: kristyc@cityofgastonia.com

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

*** 12. Funding Opportunity Number:**

EPA-OLEM-OBLR-18-06

* Title:

FY19 GUIDELINES FOR BROWNFIELDS ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment | Delete Attachment | View Attachment

*** 15. Descriptive Title of Applicant's Project:**

Gastonia Community Wide Brownfield Assessment Program

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant NC-10 * b. Program/Project NC-10

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 10/01/2019 * b. End Date: 09/30/2022

18. Estimated Funding ($):

* a. Federal	300,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	300,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .

☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name: Michael

Middle Name:

* Last Name: Peoples

Suffix:

* Title: City Manager

* Telephone Number: 704-866-6719 Fax Number:

* Email: michaelp@cityofgastonia.com

* Signature of Authorized Representative: Victoria L Stalcup * Date Signed: 01/31/2019

057

NORTH CAROLINA
Environmental Quality

ROY COOPER
Governor
MICHAEL S. REGAN
Secretary
MICHAEL SCOTT
Director

January 8, 2019

Rebecca Garland
Graham County Manager
12 North Main Street
Robbinsville, NC 28771

Re: U.S. EPA Brownfields Assessment Grant – Graham County

Dear Ms. Garland,

The North Carolina Department of Environmental Quality (DEQ) Brownfields Program acknowledges and supports Graham County's application for a U.S. EPA Brownfields Assessment Grant. We are aware that your grant focuses specifically on the redevelopment of the parcel surrounding the former Stanley Furniture property in Robbinsville, Graham County. This property is significant to the Town of Robbinsville and Graham County in that it is a prime area for recreational redevelopment and has access to Long Creek. This grant would be a tremendous economic development achievement for the County.

We hope that Graham County is successfully awarded this grant, and we will continue to support you in your Brownfields redevelopment efforts. The Brownfields Program offers technical project guidance in accordance with our program, throughout the life of your project. This is a major key to ensuring grant applicants make efficient use of the federal funds awarded. The liability protection offered by the program is also a primary marketing tool for developers and instrumental in securing financing.

The Brownfields Program can also assist with outreach efforts to your local community regarding reuse for recreational purposes and the controls to be put in place to make the property suitable. The liability protection offered by a Brownfields Agreement is a benefit to the whole community and can often facilitate additional economic development.

We look forward to working with you regardless of a grant award or not. We truly believe successful Brownfields projects can rejuvenate a community.

Sincerely,

Bruce Nicholson
Brownfields Program Manager

ec: Cindy Nolan, U.S. EPA Region 4

North Carolina Department of Environmental Quality | Division of Waste Management
217 West Jones Street | 1646 Mail Service Center | Raleigh, North Carolina 27699-1646
919.707.8200

OMB Number: 4040-0004
Expiration Date: 12/31/2019

Application for Federal Assistance SF-424

* 1. Type of Submission:	* 2. Type of Application:	* If Revision, select appropriate letter(s):
☐ Preapplication	☒ New	
☒ Application	☐ Continuation	* Other (Specify):
☐ Changed/Corrected Application	☐ Revision	

* 3. Date Received:	4. Applicant Identifier:
01/31/2019	

5a. Federal Entity Identifier:	5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:	7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: County of Graham, North Carolina

* b. Employer/Taxpayer Identification Number (EIN/TIN):	* c. Organizational DUNS:
56-6000302	0954646240000

d. Address:

* Street1:	12 North Main Street
Street2:	
* City:	Robbinsville
County/Parish:	
* State:	NC: North Carolina
Province:	
* Country:	USA: UNITED STATES
* Zip / Postal Code:	28771-8413

e. Organizational Unit:

Department Name:	Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:		* First Name:	Sophia
Middle Name:			
* Last Name:	Paulos		
Suffix:			

Title: Economic Development Director

Organizational Affiliation:

* Telephone Number:	828-479-7984	Fax Number:	

* Email: sophia.paulos@grahamcounty.org

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

*** 12. Funding Opportunity Number:**

EPA-OLEM-OBLR-18-06

* Title:

FY19 GUIDELINES FOR BROWNFIELDS ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment | Delete Attachment | View Attachment

*** 15. Descriptive Title of Applicant's Project:**

EPA Community-Wide Assessment Grant for Graham County, NC

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant: 11
* b. Program/Project: 11

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 07/01/2019
* b. End Date: 07/01/2022

18. Estimated Funding ($):

* a. Federal	265,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	265,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

☐ a. This application was made available to the State under the Executive Order 12372 Process for review on _____.

☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: | * First Name: Rebecca

Middle Name:

* Last Name: Garland

Suffix:

* Title: County Manager & Finance Director

* Telephone Number: 828-479-2195 | Fax Number:

* Email: Becky.Garland@grahamcounty.org

* Signature of Authorized Representative: Sophia Paulos | * Date Signed: 01/31/2019

R04-19-A-057

GRAHAM COUNTY, NORTH CAROLINA EPA BROWNFIELDS APPLICATION PROJECT NARRATIVE

1. Project Area Description and Plans for Revitalization

1a. Target Area and Brownfields

1ai. Background and Description of Target Area

Graham County selected two priority sites in the Town of Robbinsville and its larger jurisdiction as the target area for this community-wide assessment. The County has a total area of 302 square miles, 97% land and 3% water; however, only a little over a third (100+ square miles) is under County jurisdiction. The remaining lands are protected lands of the Nantahala National Forest, Fontana Lake, Great Smoky Mountains National Park, Joyce Kilmer Memorial Forest, and parts of the Qualla Boundary (territory of the Eastern Band of Cherokee Indians). Although no previous brownfields surveying has taken place in the jurisdiction, the County estimates that there may be at least five other sites that may qualify as brownfields locations, even in this limited land base. This lack of developable land for industry has significantly limited the county's economic tax base and growth potential. Its rural location in Western North Carolina, bordering Tennessee and more than two hours from the nearest mid-size city, means that attracting industries outside the tourism and service sectors is difficult. Fewer than 9,000 persons live in Graham County and the County has faced persistent poverty levels and declines in population for several decades. The traditional manufacturing industries which were located here, such as furniture plants and other industries relying on logging and railroad proximity, began to close or relocate in the 1990s and this trend continues today. Evaluating current and future redevelopment opportunities through brownfields – specifically for economic and environmental purposes, in keeping with the rich outdoor tourism heritage of the county – provides a much-needed opportunity for Graham County to grow in the coming years.

1aii. Description of the Priority Brownfield Site(s)

The County has identified two priority sites to be included in the community-wide assessment due to their location and potential for economic and recreational impact:

- Site 1 is the former Stanley Furniture site at 68 Snowbird Road, Robbinsville, NC.
- Site 2 is the Graham County Administration Office, 12 N. Main Street, Robbinsville, NC.

Site 1, the former Stanley Furniture industrial site, was examined under a Phase II Environmental Services Assessment (ESA) conducted by Anchor QEA of North Carolina, PLLC. The ESA included a health and safety review, a limited GPR assessment, a series of test pits, a soil assessment, a groundwater assessment, and a surface water and sediment assessment. The Phase II results reported that industrial waste has been discarded and buried within the boundaries of the site, with multiple constituents of concerns exceeding industrial regulatory limits. The constituents do not appear to have yet migrated to groundwater; soil sediment samples, however, included three volatile organic compounds (VOCs), one semi-volatile organic compound (SVOC), and several metals detected at concentrations above laboratory reporting

limits in Long Creek, which runs along the edge of the site. The site is bordered by small creeks on three sides but is not in a federally designated floodplain. The 37-acre site was donated to the County in 2014 by Stanley Furniture after it closed, with stipulations that the donation become a community park. The park plan was conceived six years ago and includes solutions for both employment opportunities and tourism revenue as well as public health concerns such as obesity and diabetes. This site is located in a federally-designated Opportunity Zone.

Site 2, the location of the Graham County Administration Office, was originally built by Phillips and Jordan in 1959 and donated by the company to the County in 2006. The building has potential asbestos, mold, and sewer gas exposure. No Phase I or II ESAs have been reported; it is not in a federally designated floodplain. This site is located in a federally-designated Opportunity Zone.

Other sites are anticipated to be located during the assessment phases of the project. The identification of other priority sites will take place through community outreach efforts and environmental surveying.

1b. Revitalization of the Target Area

1bi. Redevelopment Strategy and Alignment with Revitalization Plans

The County works closely with the Town of Robbinsville to create and codify long-range and strategic plans that meet economic and quality of life goals for residents. The Gateway to Tomorrow Plan, created by the Graham Revitalization Economic Action Team (GREAT) in 2013, outlines actions to achieve ongoing revitalization, with a special focus on economic development, business, and industry. The location of the Stanley site is situated in an area designated for Primary Investment and tagged as "Most Suitable for Development" (p. 48), while the administration building is located in the downtown district targeted for redevelopment. The plan recommends that the County capitalize on its natural and scenic resources as its biggest economic driver and provide recreation opportunities within a short drive or walking distance of every community. Additionally, the Plan calls for incorporating Cherokee cultural heritage into future public works projects, such as greenways, recreation facilities, and road improvements. The plan addresses economic development that capitalizes on current opportunities, such as scenic driving, heritage tourism, and outdoor recreation. The Reimagining Robbinsville Plan (funded through Golden LEAF Foundation) specifically calls for greenways and the acquisition/redevelopment of vacant and underutilized properties (p. 9), and a public park, fairground, and campsite facility on and near Site 1. The highest priority improvement included in this plan is a greenway around the Stanley site and a sidewalk replacement for this roadway, which completes a full section of the Robbinsville Greenway connecting the elementary school complex to the proposed park.

1bii. Outcomes and Benefits of Redevelopment Strategy

The County's redevelopment strategy for these and other brownfields sites is to complete a three-year assessment process that includes significant community outreach,

particularly to underserved communities; identifying and analyzing contaminants on brownfields sites, including but not limited to the identified priority sites; and prioritizing these sites for redevelopment based on a number of factors. The assessment grant would provide the County with the ability to align redevelopment prioritization with current economic and recreation goals by providing funds to analyze current market demand, conduct in-depth planning and feasibility, and examine the impacts of mixed-use residential and commercial development. In addition, the County plans to include research into potential solar energy projects that could be implemented at the proposed park on the site of the former Stanley site. Each of these activities, along with sustained community input, should provide more specific outcomes and benefits for the redevelopment of these and other locations identified in the inventory and prioritization of brownfields sites during the three-year period. Because of the limited land base available to the County, it is anticipated that the priority sites and any others would be considered first for economic redevelopment to address significant needs for jobs and housing in the County.

1c. Strategy for Leveraging Resources

1ci. Resources Needed for Site Reuse

Graham County has numerous resources that may be leveraged as a result of this project, and many of these already maintain relationships with the County. Previous funding was obtained for the Stanley site, but had to be returned due to the environmental issues discovered during the initial site assessment. Additional federal resources (Appalachian Regional Commission and Economic Development Administration) fund extension or upgrade of infrastructure and workforce development initiatives, as will USDA. The NC Department of Commerce administers programs to assist local governments in economic development and revitalization. The Golden LEAF Foundation grants economic development initiatives through their Open Grants program, which supports job creation or retention initiatives, workforce development programs, and infrastructure. Several other philanthropic agencies in North Carolina have focus areas, such as health (Kate B. Reynolds Charitable Trust) or sustainable business (The Conservation Fund), that may benefit business enterprises in these project areas.

1cii. Use of Existing Infrastructure

While both sites are on municipal- or state-maintained roads and have electricity, Graham County's infrastructure is extremely limited for water and sewer access outside the immediate Town of Robbinsville downtown district. There are no hospitals or major health facilities and the internet access speeds are some of the slowest in the state. There are currently no regulations that control land use, building design, site design, or parking at the County level. Additional resources for site reuse may need to be included in the cleanup and redevelopment plan. Both sites are on state Highways 129 & 28 that feed into the larger regional transportation network (eventually connecting to Interstate 40 near Waynesville and Interstate 75 in Tennessee). Both sites have electricity access, but only the administration

building has access to fiber internet. Water and sewer access is available at the administration building but not at the Stanley site.

2. Community Need and Community Engagement

2a. Community Need

Graham County, NC, is in the far western region of the state, bordering Tennessee. The Town of Robbinsville serves as the county seat. As an extremely rural county with a limited land base due to state, federal, and tribal land in its jurisdiction, the County has seen significant population decline due to job losses, plant closures, and economic distress in the past twenty years. Identifying and redeveloping brownfields sites, particularly from the loss of manufacturing industries that previously sustained the County's economic growth, is a critical need due to the lack of developable land and the continuing loss of younger populations.

Population: The population of Graham County was 8,861 at the 2010 Census but has declined by 2.9% to an estimated population of 8,607 according to the 2017 American Community Survey. It is the third least populous county in North Carolina.[2] The largest demographic category by race/ethnicity in Graham County is White, accounting for 88.1% of the population. American Indian and Alaska Natives make up 10.6% of the population, most of whom identify as Eastern Band of Cherokee Indians. There is also a small population of those identifying with Hispanic or Latino origin, about 1%. Those aged 45-54 years and those aged 65 to 74 years tie for the largest age category at 13.1% respectively, and the next largest category, with 10.9%, is aged 35-44 years. The median age is 45 years. Over 21% of the population is under 18 years and 22.8% is 65 years and over. Adding parks & economic opportunities is one strategy the County is using to prevent "brain-drain" and keep local youth in the community.

Poverty and Economics: Of the total population in Graham County, an estimated 1,606 people (19%) currently live below poverty level. While not persistent, poverty in Graham County has long surpassed state and national averages: poverty levels were 22.5% in the 2010 Census and 16.3% in the 2000 Census. The 1990 Census rates are unavailable due to difficulty gathering data in the region (see SAIPE numbers below). The County has historically been designated as Tier 1 in County Distress Rankings by the North Carolina Department of Commerce[3]. Rates of poverty are disproportionately high among African Americans (100%), those of Hispanic or Latino origin (43.3%), those identifying with two or more races (43.1%), and American Indian and Alaska Natives (22.1%). Children under 18 years make up 28.2% of the total population living below poverty level. The estimated unemployment rate among the civilian labor force is 8.3%, and 53% of the population 16 years and over is not currently in the labor force. Educational services, and health care and social assistance make up the largest industry (26.5%), followed by arts, entertainment, recreation, and accommodation and food services (16.7%) and construction (12.6%). Median income in Graham County is $36,030.[1] The

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[1] *https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?src=CF*
https://files.nc.gov/ncosbm/demog/countygrowth_bysize_2017.html
https://www.nccommerce.com/grants-incentives/county-distress-rankings-tiers

Small Area Income and Poverty Estimate (SAIPE) for 2017, 2010, and 2000 shows that Graham County had 18.1%, 22.5%, and 16.2% of the population in poverty in those years, respectively. Those numbers are significantly higher than the state and the nation for those same years. Given these demographics, particularly the challenges the County faces in providing economic opportunity and enticing young residents to remain in Graham County, it is hoped that the brownfields redevelopment process would find significant opportunities to increase economic security and stability, and boost job creation and tourism.

2aii. Threats to Sensitive Populations

(1) The Stanley site is in a section of Graham County ranked with a Social Vulnerability Index score of 0.8949, falling within the highest level of vulnerability according to the CDC. Social vulnerability refers to a community's capacity to prepare for and respond to the stress of hazardous events ranging from natural disasters to human-caused threats. The assessment grant provides an opportunity for identifying potential hazardous spills and impacts from brownfields sites during natural disasters (such as the flooding and wildfires that have occurred in this region over the past five years) and mitigating future potential impacts.

(2) The CDC uses census information at the census tract level to identify communities that may need support in preparing or responding to hazards. According to these indicators, Graham County exhibits high socioeconomic, household, disability, and transportation vulnerability.[2] While the majority of Graham County residents live in close proximity to a park, this is due to the fact that 111,618 out of 186,965 acres in the county are designated National Forest land.[3] No county-level asthma data was available. In 2017, Graham County was ranked 90th out of 100 counties for health outcomes and 80th for health factors in the County Health Rankings by the University of Wisconsin Population Health Institute and Robert Wood Johnson Foundation.[4] More than a quarter of Graham County's population is aged 62 years and over and this is expected to increase over the next two decades. Among those aged 65 years and over, 37.2% are living with a disability. Graham County has about one fourth as many physicians and half as many other health care professionals per capita compared to state and national averages. The County hopes that redevelopment of these brownfields properties will result in economic impacts including quality job creation and associated social and health sector growth.

(3) According to North Carolina State Center for Health Statistics, the leading cause of death in Graham County in 2016 was cancer (27.2%). Western North Carolina has the highest radon levels in the state, and Graham County has an average indoor radon level of 5.6 pCi/L. The EPA recommends action for any screening level over 4 pCi/L, as radon is the leading cause of lung cancer among non-smokers. People who smoke have an even higher risk of lung cancer from radon exposure.[5] Between 2009 and 2013, the mortality rate for medication or drug

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[2] *https://svi.cdc.gov/Documents/CountyMaps/2016/North%20Carolina/NorthCarolina2016_Graham.pdf*
[3] *https://ephtracking.cdc.gov/InfoByLocation/*
[4] *http://www.countyhealthrankings.org/app/north-carolina/2017/overview*
[5] *https://health.grahamcounty.org/DocumentCenter/View/120/2017-State-of-the-County-Health-Report-Graham-County*

overdoses was 25.5 per 1000, almost twice the regional average (12.8) and 2.5 times the state average (13.8). Alcohol and drug abuse was named the leading contributor to most health problems in Graham County in the 2015 Community Health Assessment.[6] The County hopes that any industrial impacts increasing our cancer rates will be identified during the assessment phase, and that increased economic opportunity can help provide better strategies for mitigating alcohol and drug abuse due to economic stressors.

2b. Community Engagement

2bi. Community Involvement

Graham County incorporated community engagement into the identification of the priority sites during its visioning process for this application. A request for input was announced at the Board's Jan. 15th meeting with postings on the County website and social media. The County will continue to involve community members in the three-year assessment grant period by engaging residents through community meetings; partnerships with conservation, church, and nonprofit groups; and economic development agency partnerships. A steering committee of community members will be appointed to guide the outreach process and provide ownership of the brownfields identification and prioritization process, with prioritization taking place with specialized QEP assistance and Board approval. The community input plan includes surveys, charrettes, and updates to members of the public.

GRAHAM COUNTY, NORTH CAROLINA: PROJECT PARTNERS TABLE

Agency/Individual Name	*Point of Contact*	*Specific Roles*
Town of Robbinsville	Steve Hooper, Mayor (828) 479-3250	Site assessment, identification, community outreach, leveraged funds
Graham Revitalization Economic Action Team (GREAT)	Rick Davis, Director GREAT@email.dnet.net	Community outreach, redevelopment planning
Kathy Lukasiewicz	Professional Hydrogeologist	In-kind professional services
Mainspring Conservation	Ben Laseter, Ph.D, Associate Director blaseter@mainspringconserves.org	Recreation and land planning, leveraged funds
The Conservation Fund	Bill Holman, State Director bholman@conservationfund.org	Recreation and land planning, leveraged funds
Southeastern Rural Community Assistance Project (SERCAP)	John Crowder, NC State Manager 540-345-1184	Economic redevelopment planning, infrastructure investment, leveraged funds

2bii. Incorporating Community Input

Graham County has partnered with several agencies on the project, listed above; these partners will continue to be key allies in the community engagement strategies used to help develop the community assessment and identify community concerns and solutions. While the

[6] *https://www.wnchn.org/wp-content/uploads/2018/07/Graham-2015-Community-Health-Assessment-CHA-.pdf?x48540*

County is focused on bringing community input to the process, these agencies can help bring disparate groups to the same table to identify new sites and environmental and economic concerns. With these existing partnerships, the County is confident it reach as many residents as possible during an extensive community outreach campaign that includes public input sessions, community planning charettes, surveys, and other forms of written and verbal feedback. Then, with expert guidance from partners, the best locations and strategies for brownfields redevelopment can be developed.

3. Task Descriptions, Cost Estimates, and Measuring Progress

3a. Description of Tasks and Activities: Project Implementation

All firms listed below will be procured in accordance with federal regulations and their work will be directly overseen by the Economic Development Director, Sophia Paulos, and the County Manager and Finance Director, Rebecca Garland. The procurement of an administrative firm will allow the Economic Development Director to provide oversight while adding administrative capacity to our limited staff for implementation.

Task 1 – Cooperative Agreement Management: $15,000 services + $4,000 travel

This task includes monthly progress meetings, EPA quarterly and annual reporting, DBE and ACRES reporting, compliance with procurement and regulatory requirements, community outreach assistance, and records management. The estimate does not include the Economic Development Director's estimated time ($50.00 per hour for 10 hours per quarter, or $6,000), provided in-kind. The estimate does include a procured administrative assistance firm, since the County does not have the staff capacity to manage a federal award of this nature in-house (estimated at 5%, or $15,000).

Task 1a - Required EPA Conference Travel: $4,000: As required, the cost of two persons (one being the Economic Development Director) attending the National Brownfields Conference is included (estimated at $800 per person for airfare/vehicle charges, $800 for four nights' lodging, and four days of per diem and incidental costs at $400). This does not include staff time which is provided by the County in-kind (four days at 8 hours/day at $50.00 per hour, $1,600).

Deliverables: *Project Reporting, Compliance Documents, and Required EPA Travel*

Lead: *Economic Development Director, with assistance from administrative services firm*

Completion Period: *Three-year grant period*

Task 2 – Community Outreach: $31,000

This task includes a round of kickoff meetings to introduce community members to the project, ongoing community outreach events, meetings, and materials for the duration of the three-year project, and a summary of community input in the final assessment and strategy document. The estimate does not include time for County staff and administration to attend meetings ($50 per hour for 10 hours per quarter, or $6,000) provided in-kind. The estimate includes outreach services provided by an outside firm (estimated at 40 hours per quarter for twelve quarters at $24,000). The estimate includes the cost of travel, reservations, printing, and supplies for meetings ($7,000).

Deliverables: *Community Outreach Summary, Public Input into Plan Components*
Lead: *Administrative services firm, with assistance from Economic Development Director*
Completion Period: *First two years of active grant*

Task 3 – Planning/Assessment - Completion of Site Inventory/Prioritization & Plans: $50,000

This task includes the contractual services for the completion of the Site Inventory and Prioritization, which includes identification of any additional sites as well as research and information regarding the identified priority sites ($20,000). The report will be prepared using information from the community outreach process as well as site-specific and community data. This task also includes the completion of the market analysis ($10,000) and site reuse assessment for at least the two identified priority sites (two reports at $10,000 each for a total of $20,000).
Deliverables: *Site Inventory & Prioritization Report, Market Analysis, two (2) Site Reuse Assessments*
Lead: *Environmental services firm, with assistance from Economic Development Director and staff*
Completion Period: *Second and third years of active grant*

Task 4 – Phase I ESA for Two Sites: $10,000

This task includes contractual services for the completion of the Phase I ESA report on the second identified priority site ($5,000) and one additional Phase I ESAs ($5,000) – the Stanley site already has a completed Phase I ESA. The Phase I ESA will be completed in general accordance with the guidelines set forth in Standards and Practices for All Appropriate Inquiries (Title 40 of the Code of Federal Register (CFR), Part 312); Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM) Standard E-1527-13).
Deliverables: *Phase I ESA Report on Administration Building; Phase I on one additional site*
Lead: *Environmental services firm, with assistance from Economic Development Director and staff*
Completion Period: *Second and third years of active grant*

Task 5 – Phase II ESA for Three Sites: $145,000

This task includes contractual services for the completion of the Phase II ESA reports on both identified priority sites ($85,000 for Site 1, as determined by NC DEQ requirements for additional QAPP, testing, drilling, and analysis, and site 2 and one additional site at $30,000 each, $60,000) using estimates for QAPP ($3-4,000); drilling ($4-6,000); analytical ($3-5,000); asbestos/lead ($4-6,000); and report preparation ($6-8,000). Although a limited ESA was completed on the Stanley site, NC Brownfields and other regulators have requested additional assessment.
Deliverables: *Three (3) Phase II ESA Reports on priority sites and one additional site*
Lead: *Environmental services firm, with assistance from Economic Development Director and staff*
Completion Period: *Second Year of active grant*

Task 6 – Cleanup and Site Reuse Planning: $10,000

This includes the contracted services necessary for the collection of all environmental and community information into two reuse and cleanup plans for both sites ($5,000 each). These are based on Phase II results for each site and include a Remedial Action Plan and Analysis of Brownfields Cleanup Alternatives (ABCA). These plans include evaluation of remedial actions based

on cost, feasibility, and effectiveness in protecting human health and environment.

Deliverables: *Two Remedial Action Plans and ABCAs*

Lead: *Environmental services firm, with assistance from Economic Development Director and staff*

Completion Period: *Second and Third Years of active grant*

3b. Cost Estimates and Outputs

GRAHAM COUNTY, NC: BROWNFIELDS GRANT APPLICATION TASK COST ESTIMATES

BUDGET CATEGORIES		Project Tasks ($)							Total Estimates
		Task 1	Task 1a	Task 2	Task 3	Task 4	Task 5	Task 6	
	(Programmatic Costs Only)	Cooperative Agreement Management	National Conference Attendance	Community Outreach	Planning/ Assessment	Phase I Assessment	Phase II Assessment	Cleanup Planning	
Direct Costs	Personnel								$0
	Travel		$4,000						$4,000
	Contractual	$15,000		$24,000	$50,000	$10,000	$145,000	$10,000	$254,000
	Supplies			$7,000					$7,000
	Equipment								$0
	Other								$0
Total Direct Costs		$15,000	$4,000	$31,000	$50,000	$10,000	$145,000	$10,000	$265,000
Indirect Costs (n/a)									
TOTAL BUDGET (Total Direct Costs + Indirect Costs		$15,000	$4,000	$31,000	$50,000	$10,000	$145,000	$10,000	$265,000

3bi. Outputs and Outcomes

The County anticipates that the *outputs* of this community-wide assessment will include the following (see Section 3 for additional details):

- A comprehensive outreach campaign, including at least six community meetings and three expert meetings, pre- and post- surveys, and two community charrettes;
- Attendance at the National Brownfields Conference and other staff learning opportunities to increase knowledge of redevelopment strategies;
- A market analysis and two site reuse assessments;
- All quarterly and annual reporting, including ACRES reporting;
- A site identification report showing all identified potential sites with potential contaminants and affected populations identified;
- At least three Phase I ESAs and two Phase II ESAs; and
- A comprehensive cleanup plan for the priority sites and any new identified sites.

The County anticipates the following *outcomes* as a result of the activities proposed under this grant: a) clear remediation strategies for at least two sites within the County's jurisdiction totaling at least 39 acres; b) increased community knowledge of redevelopment of brownfields sites, measured by surveys; c) increased staff knowledge and training to better carry out future brownfields redevelopment (particularly from interaction with professional firms and attendance at the National Brownfields Conference); and d) economic data from the site reuse assessments, market analysis reports, and the cleanup plan which supports investments from public and private sector partners into redevelopment programs.

3c. Measuring Environmental Results

The Economic Development Director, in partnership with the administrative and environmental firms selected to assist the County, will complete measurement and evaluation activities to ensure outputs are being delivered. These include surveys, data collection and analysis, responsible procurement and management of contracted services; review of environmental planning and assessment; the number of acres and additional sites identified during the process; and a review of findings with strategies for leveraging funds. Project tasks and deadlines will be tracked with shared Excel files and monthly progress reports.

4. Programmatic Capability and Past Performance

4a. Programmatic Capability

4ai. Organizational Structure

Graham County governs through a commission-manager format with a 5-member Board of Commissioners. The manager serves the county as chief executive officer and is responsible for implementing policies, managing the business of the county, and oversees county departments and their staff. The County Manager is Rebecca Garland, with a decade of local government experience in Graham County, and the current Board Chairman is Dale Wiggins. The Board meets twice a month. Under the leadership of Ms. Paulos, the selected QEP and administrative services firms will assist in review of sites, quarterly reporting, ACRES updates, and compliance with the NC DEQ Brownfields programs. Ms. Paulos will also utilize the services of the County's contracted attorney and CPA as needed.

4aii. Acquiring Additional Resources

In 2007, Graham County adopted *Policies Controlling Procurements and Purchasing* that set guidelines for County contracts. This policy complies with federal regulations and state law and enables the County to receive, procure with, and utilize federal funds in compliance with all federal regulations. The County has a finance department and regular audits.

4b. Past Performance and Accomplishments

4bi. Has received federal funding but no Brownfields funding in past years

The County has processed over $13.8 million in federal and state funding for various programs and projects in the past three years. Three examples of the County's ability to manage, administer, and responsibly report on federal and state grant funding include shared program revenues through DHHS ($12,886,777 in 2016), which is monitored through the Single Audit process and closed annually before refunding occurs; through DOT ($181,951 in 2018), which monitors and closes these ongoing grants annually before refunding occurs; and through DHS ($38,642 in 2017), which requires annual reporting such as continued education, equipment purchase and management, and annual closeout prior to refunding. These programs provide services for Social Services, Health Department, elderly and rural transportation, and emergency management services. All grants are either open and on schedule or closed on time with all required reporting and workplan deliverables met and all funds expended in accordance with federal and state regulations.

R04-19-A-058

NARRATIVE INFORMATION SHEET

1. Applicant:
   City of Greensboro
   300 W. Washington St.
   Greensboro NC, 27401

2. Funding Requested:
   The City of Greensboro is requesting a Community-Wide Assessment Grant in the amount of $300,000. We are requesting that $270,125 of the grant be designated for assessment of Hazardous substances sites, and $29,875 for assessment of petroleum sites.

3. Location:
   The City of Greensboro is located in Guilford County, in the northern part of central North Carolina. The portion of Greensboro that the funds will be used for are our Opportunity Zones – 10 census tracts in the eastern portion of the city that are economically disadvantaged and contain a number of derelict and abandoned sites. Assessment of these sites will provide the basis for planning for cleanup and development.

4. Property Information for Site-specific Proposals:
   Not Applicable to Community-wide Assessment application.

5. Contacts:
   a. Project Director: Sue Schwartz, FAICP, Planning Director
      City of Greensboro
      300 West Washington Street
      PO Box 3136
      Greensboro, NC 27402

   b. Chief Executive: Mayor Nancy Vaughn
      City of Greensboro
      300 W. Washington St.
      P.O. Box 3136
      Greensboro NC 27402-3136

6. Population:
   The population of the city of Greensboro is 287,019. The population of the target Opportunity Zones is 45,502.

7. Other Factors:
   There are no applicable Other Factors

8. Letter from State Environmental Authority: Attached

ROY COOPER
Governor
MICHAEL S. REGAN
Secretary
MICHAEL SCOTT
Director

NORTH CAROLINA
Environmental Quality

January 8, 2019

Sue Schwartz, FAICP
City of Greensboro Planning Director
300 W Washington Street / P.O. Box 3136
Greensboro, NC 27402

Re: U.S. EPA Brownfields Assessment Grant – City of Greensboro

Dear Ms. Schwartz,

The North Carolina Department of Environmental Quality (DEQ) Brownfields Program acknowledges and supports the City of Greensboro's application for a U.S. EPA Brownfields Assessment Grant. We are aware that your grant focuses specifically on the assessment of the Billers Property located on South Eugene and Bragg Street (NC DEQ Brownfields Project No. 14044-10-041) near the city's downtown district as well as opportunity zones located in economically disadvantages areas of the City. This property is significant to the City of Greensboro in that it is a prime area for urban redevelopment. This grant would be a tremendous economic development achievement for the City.

We hope that the City of Greensboro is successfully awarded this grant, and we will continue to support you in your Brownfields redevelopment efforts. The Brownfields Program offers technical project guidance in accordance with our program, throughout the life of your project. This is a major key to ensuring grant applicants make efficient use of the federal funds awarded. The liability protection offered by the program is also a primary marketing tool for developers and instrumental in securing financing.

The Brownfields Program can also assist with outreach efforts to your local community regarding reuse for commercial purposes and the controls to be put in place to make the property suitable. The liability protection offered by a Brownfields Agreement is a benefit to the whole community and can often facilitate additional economic development in the area surrounding a Brownfields Property.

We look forward to working with you regardless of a grant award or not. We truly believe successful Brownfields projects can rejuvenate a community.

Sincerely,

Bruce Nicholson
Brownfields Program Manager

ec: Cindy Nolan, U.S. EPA Region 4

PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Target Area and Brownfields

Background

The City of Greensboro is the third largest city in North Carolina, with a population of 284,816 and a total area of 85,631 acres. Greensboro is socially and economically divided, with low-income, minority residents generally to the south and east of the city, and higher income, white populations to the north and west.

Our economy has traditionally been dependent on the manufacture and production of textiles, tobacco, and furniture. Over the last 20 years, the loss of well-paying jobs in these sectors has severely impacted low- and moderate-income families, and many continue to struggle with the cost of health care, access to fresh food, and transportation issues that make steady employment difficult if not impossible.

Most industrial sites and facilities were in areas to the south and east of the city in and around historically African American neighborhoods. Changes to the economic and employment characteristics of the City have resulted in an increase in vacant, underutilized, or abandoned commercial corridors along major thoroughfares, many with surrounding pockets of substandard housing. Residents of these neighborhoods are proportionately more vulnerable to environmental health concerns.

The present pattern is "highly fragmented sprawl at the urban fringe, a pattern which is fiscally and environmentally unsustainable and which compromises the economic viability of the City's long-term growth" according to the City's Connections 2025 Comprehensive Plan. It directs the City to "identify brownfield sites and underutilized/abandoned properties and buildings, pursue funding, and expedite opportunities for development."

Description of Target Area – Greensboro's Opportunity Zones

Community-wide assessment grant funds will be targeted for use in the Greensboro's ten Qualified Opportunity Zones (QOZs), which correspond to the southern and eastern sections of the city where there are high minority and lower income populations. Designated QOZs have a minimum 20% poverty rate but are considered to have a high potential for revitalization as well as a high need for reinvestment. The 34.1% average poverty rate of the City's QOZs is much higher than the 20% minimum and much higher than the Guilford County average of 16.7%. Six of eight active city redevelopment areas are within the QOZs, and the zones overlap with existing City focus areas including the East Greensboro Focus Area, the Comprehensive Plan Reinvestment Opportunity Areas, and the Economic Development Focus Areas.

Over 165 commercial or industrial sites have been identified within Greensboro's QOZs, and Smart Growth America's LOCUS Opportunity Zone Navigator mapping tool shows 800+ potential brownfields within the zones. Former uses on these sites include gas stations and auto repair facilities, dry cleaners, grocery stores, manufacturing facilities, and manufactured gas plants. The flight of retail and commercial development to more prosperous areas of the city has caused additional blight along formerly thriving corridors, resulting in widespread failure of small and local businesses. The stigma of possible contamination currently attached to the vacant and abandoned manufacturing and industrial properties in the City's QOZs has lowered property values, created security and crime issues in adjoining neighborhoods, and hindered new investment.

Neighborhoods within the QOZs face increased environmental health risks due to their proximity to former and remaining noxious uses and contaminated sites, which create significant risk to human

health and the environment, and most of these sites have uncontrolled access.

These areas have experienced some of the City's highest incidences of crime and disinvestment, and private capital for reinvestment is difficult to obtain. Comparison of the target area to Greensboro as a whole clearly supports the need for the kind of focused and intentional public investment the City will need to leverage development interest and private equity through the Opportunity Zones Program.

	Minority Population per Capita	Poverty Level per Capita	Unemployment per Capita	Family Household Female Head	Age 25 & Over No High School Diploma
Opportunity Zones	81.7%	34.1%	10.9%	25%	18.5%
City of Greensboro	56%	19.2%	6.5%	16%	10.1%

Sources: US Census 2013-2017 ACS

By redeveloping the brownfield sites suspected to exist in this area, we intend to build upon the momentum of other efforts. Three public/private partnerships have taken shape over the last few years: Union Square Campus, a $40 million, 83K SF nursing education building with a state-of-the-art healthcare simulation center was completed in 2016 on the South Elm Street Redevelopment site. In the City's historic Mill District, two great projects are ongoing:

- An 1895 cotton mill, Revolution Mill, has been transformed into a destination campus that includes 100+ businesses, meeting/conference facilities, 150 loft apartments, and greenway trails. Private investment so far is more than $85 million, and a new phase is about to begin;
- Printworks Mill, an 470K SF early 20th century fabric mill, is an adaptive reuse project that will deliver mixed-income apartments, interior parking, retail space, and climate-controlled self-storage facilities. Private investment is anticipated to be more than $52 million.

The Priority Brownfield Site – The Bragg-Eugene Redevelopment Area

The priority site consists of three City-owned vacant parcels, 107 West Bragg Street, 1015 and 1201 South Eugene Street, just southwest of Greensboro's downtown, and midpoint between two of the City's oldest historically African American neighborhoods. The site spans the recently completed Downtown Greenway segment that connects South Eugene Street to the award-winning Southside Redevelopment area. The site is not located near a federally-designated flood plain or body of water.

Previous uses of the priority site include storage and parking for a neighboring maintenance facility, coal handling and storage adjacent to the railroad tracks, and a manufactured gas plant (MGP). Four 10,000-gallon coal gas tanks were removed from the MPG location, but substantial coal contamination remains in the soil. It is uncertain to what extent, if any, coal contamination extends onto the rest of the site. While there has been some assessment already and a Brownfields Agreement application has been submitted to the North Carolina Department of Environmental Quality (NCDEQ), additional assessment will be necessary to complete a plan for cleanup and development.

Although the parcels have been vacant for a number of years, creating a gap in both the economic and social fabric of the area, the site is located just west of the South Elm Street Redevelopment Plan area, development of which is governed by an existing NCDEQ Brownfields Agreement. Redevelopment at South Elm began with a nursing education facility, and construction of retail and office space as well as parking and both market-rate and affordable housing is scheduled to begin later in 2019. The South Elm site anchors the downtown area known as South End, which has

attract noteworthy private investment in restaurants, offices, and residential space in the last several years. Multiple development groups have expressed interest in the Bragg-Eugene site.

Revitalization of the Target Area

Redevelopment Strategy and Alignment with Revitalization Plans

A sustainable Brownfields Program providing gap financing is a logical extension of Greensboro's neighborhood revitalization and economic development programs. Since the mid-1970's, Greensboro has operated an aggressive neighborhood redevelopment program to reclaim underutilized urban sites for productive uses. Southside, Willow Oaks, and the South Elm Street brownfield project have demonstrated the City's commitment to sustainable development practices and smart growth. Through attention to urban design details, such as creation of open space and greenways, mix and intensity of uses, in every development plan and developer agreement, Greensboro will strive to achieve mixed-income and mixed-use projects that are market-accepted and have positive effects on the health and well-being of residents.

By aligning brownfields projects with existing redevelopment areas and plans, the City will be able to consider potential reuse goals from the onset of a project and select sites that will have the greatest chance of attracting investment and positively impacting the community. Projects in reinvestment areas often take years to complete because of fragmented property ownership, deteriorated infrastructure, and depressed property values. Investment by the City will encourage owners and developers to invest as well and hasten development in areas which carry higher risk and lower returns.

We will prioritize assessment grant funding on sites within adopted redevelopment areas, identified revitalization corridors and areas, and downtown. New developments will be encouraged that follow smart growth principles, better utilization of existing infrastructure, high quality and sustainable design, incorporation of open space and greenways, and green building practices.

New jobs will be created during remediation and redevelopment, and permanently as a result of new commercial and retail business development. Increased economic development activities will help stimulate the local economy and raise property values in currently distressed neighborhoods, which will build wealth for area residents and the community.

Outcomes and Benefits of Redevelopment Strategy

The City seeks to promote private initiatives that will include equitable development, sustainable building practices, reuse of existing buildings and infrastructure, and new infill development that enhances economic viability and strengthens adjacent neighborhoods by returning business, community services, and housing choices to areas that are currently underserved. We will place funding priority on projects that include development or redevelopment of urban areas and corridors that have previously been developed, thereby encouraging preservation of outlying green spaces.

Because many of Greensboro's brownfields are in and around abandoned industrial areas, it is difficult to imagine a reintroduction of quality public spaces; however, the need for common spaces, parks, gardens, greenway corridors, and enhancements is clearly a necessity for marketable residences and businesses.

Many neighborhoods in the target area struggle to maintain their existing investment, and lack new investment in part because of their proximity to brownfield sites. As a result, residents must travel to other parts of the city for basic services such as groceries and job opportunities and remain socially and economically isolated from the rest of the city.

The anticipated outcomes of Greensboro's redevelopment strategy include stimulating economic

development, minimizing exposure to hazardous substances, and addressing environmental injustice that has intentionally or unintentionally been the result of historic patterns of investment and development.

The City estimates nearly 25% of Greensboro's total land area reflects substantial urban infill capacity. Converting brownfields into compact, mixed development will reduce auto dependency and water consumption, decrease the need for new infrastructure, and replace vacant and underutilized sites with new green spaces, trees, and plantings that lessen impervious surface run-off and allow for the filtering of pollutants.

There is a need for playgrounds and common spaces in the target area to unify neighborhoods and provide places for socializing or safe play, and for trails or greenways to provide connectivity. Recent redevelopment efforts in Greensboro have used a pattern of dense, mixed-use development centered on a common area, with multiple pocket parks and tot lots.

Strategy for Leveraging Resources

Resources Needed for Site Reuse

The QOZs were intentionally selected as the target area for identification and assessment of brownfields because of the anticipated private equity funds that are available for investment. We are already aware of multiple Qualified Opportunity Funds and private investors looking for projects in Greensboro.

In 2016, Greensboro voters approved allowing the City to borrow up to $126 million for parks and recreation, housing, economic and community development, and transportation projects. Of the $126 million, $25 million will be used for housing programs for people with low or moderate incomes. Projects may include housing or neighborhood revitalization programs or providing loans and grants to individuals, developers or other organizations. An additional $38.5 million will be used for programs to encourage redevelopment, increase employment and economic development, prevent crime, and preserve older neighborhoods. Funds have been specifically earmarked for Ole Asheboro, South Elm Street, and downtown, all of which are within the target area.

The Planning Department will coordinate projects with other city departments and the City's economic development incentive programs to identify opportunities to leverage additional funding assistance, such as infrastructure cost shares and fee exemptions.

As eligible sites are identified for cleanup, the City will apply for EPA cleanup grants and continue to budget CDBG and HOME funds for redevelopment area projects annually.

Use of Existing Infrastructure

Developers applying for gap funding assistance will be encouraged to reuse and rehabilitate existing infrastructure rather than pursue projects that require construction of new infrastructure.

Existing roads, sidewalks, and buildings offer much opportunity for infrastructure reuse; however, a need for increased walkability and connectivity, more amenities, and major new construction opportunities may require upgrades and enhancements. Improvements such as sidewalks, plantings, better signage, and street trees may be added to mitigate urban heat island effect and improve the aesthetic appeal of the area. Overall the existing road structure in the target area is enough to support new development.

Improved pedestrian and bike connectors, as well as addition of bus stops and shelters, may be needed to serve new development, but many of these improvements have already been or can be included in the City's transportation planning. As new development occurs, the Greensboro Transit Authority (GTA) will work with the community to ensure adequate levels of service are provided.

GTA plans to add six electric buses over the next few years using funds from a $1.9 million federal Congestion Mitigation and Air Quality grant.

COMMUNITY NEED AND COMMUNITY ENGAGEMENT

Community Need

Community's Need for Funding

Although Greensboro's overall economy has improved since the 2008 recession, many of our residents are still struggling to meet their employment and financial needs. Median household income in target area neighborhoods is $31,524, only 67% of the regional median, and it dips below $25,000 in several of the QOZs. *Source: Enterprise Opportunity360 Measurement Report.*

Vacant and abandoned properties in the target area are a lure for criminal activity and creates significant economic hardship in the neighborhoods where they are located. Surrounding residential properties have higher rental populations than other areas of the city, and absentee landlords often allow the properties to fall into disrepair, further deteriorating neighborhood property values. The City has focused the use of Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME), and General Obligation Bond funds on improving statistics for these areas, but low or absent tax revenue from abandoned sites puts a burden on Greensboro's ability to address the full scope of the needs in our most vulnerable neighborhoods.

On April 15, 2018, a tornado with winds up to 135 MPH cut a swath through Guilford County, following a path directly through the target area. Over 1000 structures were hit, with hundreds of homes and two county schools permanently destroyed. The tornado caused an estimated $48 million in total damages, with $30 million of that in damage to homes. Many residents would like to return to the area, but are without the resources to rebuild.

Threats to Sensitive Populations

Specific information on threats to sensitive populations within the target area will be compiled under this grant, but city, county, and regional data all confirm that residents of this area are at higher risk than most for health-related issues, and it's not difficult to relate the issues to potential impacts caused by the proximity to brownfields. The grant funds will allow the City, in cooperation with the Health Department, to analyze health risks in the area to better select redevelopment projects that contribute to improved health for the residents.

The grant funds will also allow us to locate contamination and contribute to plans for clean-up and reuse of the area, which will lessen existing health hazards to residents in the long term. To ensure this effort does not increase risks to sensitive populations, careful monitoring of site conditions during assessment will be an important piece of this work.

Residents in the target area are primarily low-income and minority. Of the 45,502 people living in the target area, almost 82% identify as minority non-white, compared to 32% across the region. Over 31% live below the poverty level, compared to 40.6% across the region. While the regional rate for single-parent households is 16.19%, the target area rate is 29.61%. Just over 27% of all households include children, and 47.66% of school-aged children live in poverty, compared to 24.19% countywide. Approximately 12% of area residents are over 65 years of age.

Studies show that low income and minority populations have higher rates of asthma, cancer, low birth weight, and infant mortality. Data from the Enterprise Opportunity360 Measurement Reports supports these findings. Adults describe themselves as in fair/poor health 28.9% of the time, greater

than the regional rate of 21%. Guilford County rate of diabetes is 13%, while target area residents are at 17.4%.

Enterprise Community Partners proprietary software platform, Opportunity360, ranks key measures of opportunity, including affordable housing, education, access to jobs, transportation and healthy food, by census tract. The Health and Well-Being score below is comprised of seven measures of residents' health status and ability to access health care. The Economic Security score is based on four measures of residents' ability to afford a good standard of living.

	AFFH Environmental Hazard Rate	2017 Health & Well-Being Opportunity Index Score	2107 Economic Security Opportunity Index Score
Target Area Tracts	37.2	8.2	16.6

Sources: Enterprise Opportunity360 Measurement Reports

Community Engagement

Community Involvement

The Planning Department has a well-established history of working closely with neighborhood groups, developers, investors, and the business community in revitalization and redevelopment efforts throughout all segments of the city. Staff routinely hosts and facilitates meetings to obtain input from the entire Greensboro community during the planning phase of projects and to keep the community informed of activities being proposed or undertaken by the department. This will continue as we carry out the activities approved by EPA in the assessment grant workplan.
We have established partnerships with community-based organizations representing the areas targeted for assessment grant funding, and those community-based organizations have committed to assisting the City in keeping their communities informed of all activities proposed or funded under this grant award as well as participating in selection of sites for funding._

Health assessment activities will be carried out in partnership with the North Carolina Department of Environmental Quality (NCDEQ).

The community-based organizations committed to partnering with the City to carry out assessment grant activities are listed below:

To assist with community engagement, site selection, and program marketing:

- East Greensboro Now – Mac Sims, msims1095@aol.com, 336.275.1101
- Greensboro Housing Coalition – Brett Byerly, brett@gsohc.org, 336.691.9521
- Collaborative Cottage Grove/Mustard Seed Clinic – Patricia Mcfoy, macfoy4@aol.com, and Lee Staton, lee.staton@mustardseedclinic.org, 336.763.0814

To assist in site selection, equity investments, identifying potential developers and projects:

- Piedmont Business Capital - Wilson Lester, wilson@piedmontbusinesscapital.org, 336.256.9358

Project resource for health data; input & consultation for assessment design & data development:

- Guilford County Dept of Health &Human Services - Dr. Mark Smith, msmith@guilfordcountync.gov, 336.641.6844

Incorporating Community Input

The people of Greensboro will be kept informed of the assessment grant award and funding opportunities through local newspapers, local news channels, local government cable television

channel, notification to business, civic, and neighborhood groups (in addition to community-based partner organizations) and advertisement on the City's website. These methods are comprehensive and have proven successful for reaching target communities in past revitalization or redevelopment projects. Community participation from use of these methods in the past has been broad.

Planning staff and community-based partner organizations, with the assistance of qualified environmental professionals, will host public meetings to provide information to community residents in advance of, during, and after completion of assessment grant activities.

Public meetings will be scheduled in locations and at times that are convenient and accessible to the community we are trying to reach. Meeting locations within the target area will be carefully selected for their accessibility and convenience.

Greensboro residents speak over a hundred languages. The City contracts for translation services that both assist as needed at public meetings and translate written materials.

The community will be asked for input throughout the assessment and redevelopment periods. Public comments, feedback, and suggestions can be submitted through the website, social media, and by email. All meetings will include time for questions and comments on projects proposed and funded from this grant award. Public questions and comments and the City's responses will be compiled and shared through those same mechanisms.

TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

Description of Tasks and Activities

The City will offer gap financing to for-profit and non-profit developers as well as private property owners, for projects within the QOZs. Funding will be available for environmental assessment on eligible sites. Emphasis for funding will be on projects with established timelines, experienced development teams, committed funding sources, community support and that support the City's redevelopment priorities. The following activities are to be undertaken with grant funds.

Year 1 Tasks	Lead	Partners	Milestone/Deliverable
Finalize EPA grant workplan	City	EPA	workplan
Produce Community Engagement Plan	City	Students	plan
Analyze existing health data	City	GC Health Dept	written report
Engage community partners to identify area health challenges	City	East GSO Now Mustard Seed GSO Hsg Coalition	written report
Link target area health data to redevelopment options	City	Consultant	written report
Target area site inventory	City	Consultant Students	database
Priority site planning	City	Consultant(s) Community	Market/feasibility/ redevelopment plan
Brownfields training/conference	City		
Monitoring/reporting	City		reports to EPA
Ongoing community outreach and engagement	City	East GSO Now Mustard Seed GSO Hsg Coalition	

Year 2 Tasks	Lead	Partners	Milestone/Deliverable
Target area planning	City	Consultant(s) Community	written report
Target area outreach to developers/property owners	City	Piedmont Capital East GSO Now	sites for assessments
Phase I & II Assessments	City	Contractors	written reports
Ongoing community outreach and engagement	City	East GSO Now Mustard Seed GSO Hsg Coalition	
Brownfields training/conference	City		
Monitoring/reporting	City		reports to EPA

Year 3 Tasks	Lead	Partners	Milestone/Deliverable
Priority area redevelopment	City	Developers Community	redeveloped site
Target area outreach to developers/property owners	City	Piedmont Capital East GSO Now	sites for assessments
Phase I & II Assessments	City	Contractors	written reports
Ongoing community outreach and engagement	City	East GSO Now Mustard Seed GSO Hsg Coalition	
Brownfields training/conference	City		
Monitoring/reporting	City		reports to EPA

Cost Estimates and Outputs

Cost Estimates

The following assumptions were used to provide the basis for the grant budget shown above. Assumptions are based on previous experience with similar programs and activities and are to be considered estimates.

- Personnel: 420 hours at an average rate of $50/hour;
- Fringe Benefits: 25% of Personnel cost;
- Travel: Share of travel costs for one staff person to three Brownfields trainings or conferences;
- Supplies: Materials for graphic displays and public meeting support; and
- Contractual: $5000 for assistance with community outreach planning and implementation; $10,000 for assistance with target area health assessment; $180,000 for Phase I and II Environmental Assessments on 5-10 sites at costs between $5000 and $50,000 each; $2500 for assistance with site inventory; $35,000 for redevelopment planning on priority site; $32,250 for strategic revitalization plan for target area.

Budget Categories		Project Tasks ($) [programmatic costs only]								
		Community Outreach		Health Assessment		Site Assessment		Planning		Total
		Haz	Pet	Haz	Pet	Haz	Pet	Haz	Pet	
Direct Costs	Personnel	$9,000	$1,000					$10,000	$1,000	$21,000
	Fringe Benft	$2,250	$250					$2,500	$250	$5,250
	Travel	$4,500	$500							$5,000
	Equipment									
	Supplies	$3,600	$400							$4,000
	Contractual	$4,500	$500	$8,000	$2,000	$162,000	$18,000	$63,775	$5,975	$264,750
	Other									
Total Dir. Costs		**$23,850**	**$2,650**	**$8,000**	**$2,000**	**$162,000**	**$18,000**	**$76,275**	**$7,225**	**$300,000**
Indirect Costs										
Total Budget		**$23,850**	**$2,650**	**$8,000**	**$2,000**	**$162,000**	**$18,000**	**$76,275**	**$7,225**	**$300,000**

Outputs

The City will work with the EPA to establish a Cooperative Agreement Workplan that provides for measurement of outcomes (number of sites assessed, acreage made ready for reuse, jobs created, amounts of other funding leveraged, etc.) and outputs such as number of Phase I and Phase II site assessments or public meetings held, etc., and will report quarterly on Workplan progress on these environmental results as required by the EPA. We estimate that through the grant and by leveraging other funds the following outputs can be achieved:

- A brownfields site inventory for the target area; with 10-20 brownfields sites identified as possible assessment and redevelopment sites;
- An area-wide plan for assessment, cleanup, and revitalization of target area sites;
- 5-10 Phase I/II Environmental Assessments completed within the target area and at the priority site;
- Feasibility, market, and redevelopment planning reports for the priority site;
- 3-5 cleanup plans for assessed sites within the target area and for the priority site;
- 12 community outreaches, including 4-6 public meetings; and
- 12 Quarterly Reports to the EPA.

Measuring Environmental Results

The City will report quarterly through the EPA Workplan on progress on these environmental results as required by the EPA.

PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

Programmatic Capability

Organizational Structure

Greensboro has effectively completed implementation of EPA Assessment and Clean-up grants in the past and have the systems, processes, and procedures in place to replicate our prior successes.

The City's program will be managed by the Planning Department, which manages a full range of economic development, community revitalization, and redevelopment programs, in coordination

with the Neighborhood Development Department, which manages affordable housing programs and federal grant compliance. Current staff has experience with implementing EPA grants.

The City has a 30-year proven grantee track record in managing federally funded programs. Systems are in place that assure financial accountability, managerial oversight, and regulatory and programmatic compliance. We employ a full-time Grants Compliance Specialist who works with the city's Internal Audit Division to monitor federal program activities, ensures that funds are expended in accordance with program guidelines, and sees that program targets are met. The City is subject to an annual A-133 audit and has never had an adverse audit finding.

The Planning Department's staff team will include expertise in environmental reviews, historic reviews, contract bidding, subgrantee monitoring, program performance monitoring, and financial accounting, as well as development, redevelopment, and community outreach.

Acquiring Additional Resources
The Opportunity Zone Program is anticipated to result in significant development interest and equity investment within the target area. The brownfields grant will work in tandem with economic development incentive and affordable housing programs offered by the City. Redevelopment areas have funds budgeted annually for redevelopment activities through the City's CDBG and HOME allocations. As assessments are completed, sites requiring remediation will be evaluated for eligibility for EPA cleanup grant(s).

Past Performance and Accomplishments

Previously Received EPA Brownfields Grants
The South Elm Street Redevelopment Plan area was the City's first attempt at brownfields redevelopment. The project's success was the result of a collaborative effort between the City and community-based partner organizations and a well-planned public engagement process.

2003 Site-specific Assessment Grant – South Elm Street Redevelopment Area $200,000
Leveraged $2M HUD Brownfields Economic Development Initiative grant, $3M HUD Section 108 Loan Guarantee, $1.050M City funds, & $698.5K CDBG funds; public meetings drew 300+ residents; completed Phase I & II Environmental Assessments; completed Comprehensive Site Assessment; adopted Redevelopment Plan; procured Master Developer; constructed 83K SF Union Square Campus building; ongoing development includes office, commercial/retail, & residential.

2007 Cleanup Grant – South Elm Street Redevelopment Area $600,000
Remediated City-owned parcels that had been used for gas stations, auto repair, coal handling and storage, a coal gas plant, and a commercial bakery; executed Brownfields Agreement (BFA) with NCDEQ; application submitted for second BFA; demolished ten buildings, with 50% debris recycled and 12% Minority/Women-owned Business Enterprise participation; constructed 83K SF Union Square Campus building; ongoing development of office, commercial/retail, and residential.

2009 Community-Wide Assessment Grant $400,000
Completed Phase I and/or Phase II assessments on eleven sites, including sections of planned greenway, now open; a site now a community garden in an economically disadvantaged area and food desert; an abandoned gas station, now a thriving retail store; and a former farm with leaking oil tanks, now a fire station and park in a growing area of the city that had neither.

The City successfully performed all phases of work for all grants and met all terms and conditions of the cooperative agreements including compliance with workplans, project schedules, timely submission of quarterly reports, financial status reports, and achieved expected results. Project close-outs complete: properties entered in ACRES.

Threshold Criteria Response – 2019 EPA Community-Wide Assessment Grant Proposal
City of Greensboro, North Carolina

Applicant Eligibility

The City of Greensboro is a General Purpose Unit of Local Government and is therefore eligible to apply.

Community Involvement

The City of Greensboro Planning Department has a well-established history of working closely with neighborhood groups, developers, investors, and the business community in revitalization and redevelopment efforts throughout all segments of the city. Staff routinely hosts and facilitates meetings to obtain input from the entire Greensboro community during the planning phase of projects and to keep the community informed of activities being proposed or undertaken by the department. We will use these established routes of communication to involve the community in planning for site selection, assessment, and redevelopment.

We know it is important to schedule public meetings in locations and at times that are convenient and accessible to the community we are trying to reach. A meeting may be scheduled both in the evenings to allow people to attend after work as well as midday to allow seniors and others not available in the evenings to attend. Meeting locations within the target area will be carefully selected for their accessibility and convenience.

We have established partnerships with community-based organizations representing the areas targeted for assessment grant funding, and those community-based organizations have committed to assisting the City in keeping their communities informed of all activities proposed or funded under this grant award as well as participating in selection of sites for funding.

In addition, we will use local newspapers, local news channels, the local government cable television channel, notification to business, civic, and neighborhood groups (in addition to community-based partner organizations) and advertisement on the City's website to make sure that as many citizens as possible are informed of opportunities for input, and of progress in site selection, assessment, and redevelopment.

Mechanisms for public comments, feedback, and suggestions will be established through the website, social media, and by email, and all meetings will include time for questions and comments on environmental assessment projects proposed and funded from this grant award. Public questions and comments and the City's responses will be compiled and shared through those same mechanisms.

Expenditure of Assessment Grant Funds

The City of Greensboro does not currently have an active EPA Brownfields Assessment grant.

CONGRESSIONAL DISTRICTS

The target area for the grant application is partially in Congressional District NC-006 and partially in Congressional District NC-013

The jurisdiction of the applicant (City of Greensboro) is partially in Congressional District NC-006 and partially in Congressional District NC-013

OMB Number: 4040-0004
Expiration Date: 12/31/2019

Application for Federal Assistance SF-424

* 1. Type of Submission:	* 2. Type of Application:	* If Revision, select appropriate letter(s):
☐ Preapplication	☒ New	
☒ Application	☐ Continuation	* Other (Specify):
☐ Changed/Corrected Application	☐ Revision	

* 3. Date Received:	4. Applicant Identifier:
01/30/2019	

5a. Federal Entity Identifier:	5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:	7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: City of Greensboro

* b. Employer/Taxpayer Identification Number (EIN/TIN):	* c. Organizational DUNS:
56-6000230	0715723740000

d. Address:

* Street1:	300 W. Washington St.
Street2:	P.O. Box 3136
* City:	Greensboro
County/Parish:	
* State:	NC: North Carolina
Province:	
* Country:	USA: UNITED STATES
* Zip / Postal Code:	27402-3136

e. Organizational Unit:

Department Name:	Division Name:
Planning	Current Planning

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:		* First Name:	Elizabeth
Middle Name:			
* Last Name:	Link		
Suffix:			

Title: Urban Designer/Brownfields Specialist

Organizational Affiliation:
City of Greensboro

* Telephone Number:	336-373-3693	Fax Number:	336-412-6315

* Email: elizabeth.link@greensboro-nc.gov

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

*** 12. Funding Opportunity Number:**

EPA-OLEM-OBLR-18-06

* Title:

FY19 GUIDELINES FOR BROWNFIELDS ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment | Delete Attachment | View Attachment

*** 15. Descriptive Title of Applicant's Project:**

Community-Wide Environmental Assessment Grant

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant NC-006

* b. Program/Project NC-006

Attach an additional list of Program/Project Congressional Districts if needed.

1234-CONGRESSIONAL DISTRICTS.docx | Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 10/01/2019

* b. End Date: 10/01/2022

18. Estimated Funding ($):

* a. Federal	300,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	300,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .

☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☐ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:

* First Name: Caitlin

Middle Name:

* Last Name: Bowers

Suffix:

* Title: Grants Administration Specialist

* Telephone Number: 336-433-7266

Fax Number:

* Email: caitlin.bowers@greensboro-nc.gov

* Signature of Authorized Representative: Caitlin Bowers

* Date Signed: 01/30/2019

R04-19-A-059

HICKORY
North Carolina
Life. Well Crafted.

Hickory, NC – FY 19 Brownfields Assessment Grant – Narrative Sheet

1. Applicant Identification: City of Hickory, 76 N. Center Street, Hickory, NC 28601 (DUNS Number: 07-106-2483)

2. Funding Requested:
   a. Assessment Grant Type: Community-wide
   b. Federal Funds Requested:
      i. $300,000
      ii. A site-specific waiver is not being requested
   c. Contamination: Hazardous Substances ($200,000) and Petroleum ($100,000)
3. Location: City of Hickory, Catawba County, North Carolina

4. Property Information: Community-wide

5. Contacts:
   a. Project Manager: Mr. Brian M. Frazier, Planning Director, City of Hickory, P.O. Box 398 Hickory, NC 28603; Phone (828) 323-7422; Fax: (828) 323-7476; Email: bfrazier@hickorync.gov.
   b. Highest Elected Official: Hank Guess, Mayor, City of Hickory PO Box 398, Hickory, NC 28603; Phone: (828) 323-7412; Fax: (828) 323-7550; hguess@hickorync.gov.

6. Population: 40,010 (US. Census Bureau). Target Area has a population of 7,183. The area is mainly commercial and industrial property. Many more residents live adjacent to the target area boundary. The City of Hickory is not located in a county experiencing persistent poverty.

7. Other Factors Checklist: Attached

8. Letter from State or Tribal Environmental Authority: Attached

[redacted]

HICKORY

North Carolina

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Hickory, NC – FY 19 Brownfields Assessment Grant Other Factors Checklist

Other Factors	**Page #**
Community population is 10,000 or less.	Not Applicable
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	Not Applicable
The priority brownfield site(s) is impacted by mine-scarred land.	Not Applicable
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	Not Applicable
The priority site(s) is in a federally designated flood plain.	Not Applicable
The redevelopment of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.	Not Applicable
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	Not Applicable

ROY COOPER
Governor
MICHAEL S. REGAN
Secretary
MICHAEL SCOTT
Director

NORTH CAROLINA
Environmental Quality

January 16, 2019

Brian Frazier
City of Hickory Director of Planning
P.O. Box 398
Hickory, NC 28603

Re: U.S. EPA Brownfields Assessment Grant – City of Hickory

Dear Mr. Frazier,

The North Carolina Department of Environmental Quality (DEQ) Brownfields Program acknowledges and supports the City of Hickory's application for a U.S. EPA Brownfields Assessment Grant. We are aware that your grant will be a community wide assessment specifically targeting designated urban revitalization areas. This grant would be a tremendous economic development achievement for the City.

We hope that the City of Hickory is successfully awarded this grant, and we will continue to support you in your Brownfields redevelopment efforts. The Brownfields Program offers technical project guidance in accordance with our program, throughout the life of your project. This is a major key to ensuring grant applicants make efficient use of the federal funds awarded. The liability protection offered by the program is also a primary marketing tool for developers and instrumental in securing financing.

The Brownfields Program can also assist with outreach efforts to your local community regarding reuse for commercial purposes and the controls to be put in place to make the property suitable. The liability protection offered by a Brownfields Agreement is a benefit to the whole community and can often facilitate additional economic development in the area surrounding a Brownfields Property.

We look forward to working with you regardless of a grant award or not. We truly believe successful Brownfields projects can rejuvenate a community.

Sincerely,

Bruce Nicholson
Brownfields Program Manager

ec: Cindy Nolan, U.S. EPA Region 4

North Carolina Department of Environmental Quality | Division of Waste Management
217 West Jones Street | 1646 Mail Service Center | Raleigh, North Carolina 27699-1646
919.707.8200

City of Hickory Brownfield Assessment Grant Project Narrative

Section 1. Project Area Description and Plans for Revitalization

1.a. Target Area and Brownfields

1.a.i. Target Area and Brownfields

The City of Hickory is located in the foothills of the Blue Ridge Mountains approximately forty five miles northwest of Charlotte and eighty miles east of Asheville in North Carolina's Piedmont Region. Over 40,000 residents call the city home, and the city has an estimated daytime population of over 65,000. The greater Hickory area is a regional hub for a 350,000 person four county metropolitan statistical area. The City developed along the Norfolk Southern Rail Line during the latter half of the 19th century. The early to mid-20th century saw the expansion of the textile and hosiery industries. Later 20th century development included fiber optic cable and more advanced manufacturing. The city was hit hard by the decline of textile and hosiery manufacturing in the early 21st century and has not fully recovered from the recessions of 2001 and 2008.

The areas hardest hit by the decline in manufacturing are the rail corridors and the older commercial corridors. This area is known as the Urban Revitalization Area (URA), which includes the City's two rail corridors and surrounding areas along with the US 70 SW corridor between South Center Street and the western edge of the City. The target area contains numerous vacant hosiery mills, furniture factories, gas stations, and dry cleaners. It also has a poverty rate that is significantly higher than city, state, and national rates. The cumulative effect of these abandoned Brownfield sites has resulted in health, safety, and environmental risks to disadvantaged communities and families living near these abandoned sites along with a host of economic and social impacts for the community's citizens. The City is in the process of making extensive public investments through a $40 million bond initiative aimed at improving connectivity and revitalizing these areas. Construction of the City Walk project, which runs through much of the URA is scheduled to begin in 2019. Additional streetscape improvements to the Old Lenoir Road section of the URA, which also contains a large number of Brownfield sites, will be part of the project. Brownfield Assessment Grant funding is necessary to spur private investment in these areas that the City is targeting for reinvestment.

1.a.iii. Description of Priority Brownfield Sites

Brownfields within the study area consist of closed and abandoned gas stations, former textile and hosiery mills, furniture factories, dry cleaners, and other commercial and industrial properties. Brownfield properties were inventoried and prioritized under Hickory's 2012-2015 assessment grant. These properties were organized into an interactive ArcGIS database which initially identified over 130 Brownfield properties within the study area. Thus far, approximately 40 of those properties have been assessed, leaving at least 90 properties for investigation under this proposal. Of the remaining sites, the following table provides a sampling of sites within the target area that will likely have a high priority for assessment due to their proximity to future infrastructure investments and recently completed plans.

Property Name	Previous Use/Potential Contamination	Current Site Conditions/Potential Reuse	Proximity to Sensitive Receptors
461 US 70 SW	Industrial dairy processing; potential asbestos, petroleum hydrocarbons from former USTs, solvents from former neighboring dry cleaner	Vacant; owner interested in participating; located in Area Wide Plan study area; light industrial with high ceilings, commercial	Located to the south and across the street from low income housing; significant pedestrian activity at nearby grocery store

1110 S Center St	Former gas station; petroleum hydrocarbons in soil and groundwater	Vacant; gateway property located in the Area Wide Plan area, calling for multifamily residential development	Immediately adjacent to residential development to the west and north; public housing located nearby
10 3rd St SE	Oil distribution facility; petroleum hydrocarbons	Underutilized; located along the future City Walk urban greenway and potential commercial development	Pedestrians on City Walk immediately adjacent, nearest residential homes 600 feet
719 Old Lenoir Rd NW	Hosiery Mill; potential asbestos, heavy metals, solvents and petroleum hydrocarbons	Vacant; listed for sale; Good location for retail development along the Old Lenoir Rd streetscape improvements	Located on Old Lenoir Rd, across the street and to west of a residential neighborhood
839 Old Lenoir Rd NW	Former Ornamental Concrete Manufacturing; petroleum hydrocarbons and solvents	Vacant; building has been demolished; located along Old Lenoir Rd streetscape improvements	Located on Old Lenoir Rd, across the street and to the west of a residential neighborhood

1.b. Revitalization of the Target Area

1.b.i. Redevelopment Strategy and Alignment with Revitalization Plans

The citizens of the City of Hickory approved a $40 million bond package, which included two specific projects geared towards revitalization of the target area. The two projects, referred to as the City Walk and Riverwalk, interconnect through the heart of the target area. Both projects involve the infusion of more than $30 million in public infrastructure investments in the form of streetscape improvements, park improvements, and upgrades to pedestrian facilities. In addition to the bond funded initiative, the City provides incentives for the reuses and renovation of non-residential buildings throughout the target area. These incentives work to further the strategies for redevelopment and revitalization of the target area, most of which is identified by the Hickory By Choice 2030 Comprehensive Plan, as being an area targeted for revitalization . The plan denotes Revitalization Areas is as places where redevelopment activities are promoted through flexible redevelopment standards, and targeted incentives. In addition, the 2012 Inspiring Spaces Plan provides a roadmap for improving the City's public infrastructure to facilitate redevelopment throughout the City. Many of the projects described in this plan are being undertaken within the URA as part of the City's Bond Initiative.

1.b.ii. Outcomes and Benefits of Redevelopment Strategy

With the negative stigma associated with brownfield sites, private investors are often hesitant to undertake the revitalization of such sites. This hesitation is indicative of the state of many sites within the target area. With the infusion of funds for public infrastructure improvements, local incentives for building reuse and rehabilitation; the certainty provided to private sector investors through brownfield assessments offers the city the opportunity to attract redevelopment in areas that have been looked over in the past. The overarching goal of the City's revitalization strategy is to utilize targeted incentives (i.e., flexible development standards and monetary incentives) to foster investment in blighted areas which are within, or immediately adjacent to, lower income neighborhoods. The City's strategy for revitalization correlates with the US EPA's in a very simple and clear way. Both revitalization programs seek to leverage governmental programs to attract private investment. The attraction of this investment then helps to create employment, clean up

areas that may impact public health, and ultimately provide for stable communities that are able to thrive.

1.c. Strategy for Leveraging Resources

1.c.i. Resources Needed for Site Reuse

As previously mentioned, the City is infusing $30 million in local funds for infrastructure upgrades in the target area. In addition to these local funds, the City has also leveraged over $27 million in federal transportation dollars to supplement the funds already earmarked by the City. In total, public investments in excess of $57 million will be utilized in the City's efforts to revitalize public infrastructure within the target area. While the listed public investments will go a long way in revitalizing the target area, these monies are specifically geared towards public infrastructure improvements, and not with private sector investments on brownfield sites. It is the City's intention to utilize the assessment funding to leverage current public investment to attract private sector investment in the area. The certainty environmental assessments play in the decision of private sector investors is a key factor in truly realizing the potential of the target area.

1.c.ii. Use of Existing Infrastructure

Much of the target area consists of older under-utilized commercial and industrial sites that were hard hit by negative economic cycles beginning in 2000. Current public infrastructure in the area is grossly under-utilized, mainly because of a number of vacant, or partially vacant commercial and industrial sites. Traffic and building occupancy has decreased significantly on many of the major thoroughfares within the URA. This has left a network of roadways and utility infrastructure that can handle significant amounts of redevelopment without requiring roadway expansions or utility infrastructure extensions and capacity increases.

2. Community Need and Community Engagement

2.a. Community Need

2.a.i. The Community's Need for Funding

The target area contains numerous vacant and under-utilized commercial and industrial sites that contribute to blight in the community. This has led to lower property values and higher vacancy rates in the surrounding residential neighborhoods. The URA also boasts an unemployment rate 95% higher than the national rate. Higher unemployment often leads to homeowners that are unable to perform basic maintenance on their homes, leading to a deteriorated housing stock and blight as homes fall into disrepair. According to neighborhoodscout.com, the City has violent and property crime rates that are 58% and 100% higher than state averages. Lower property values and blight have led to decreases in food access and retail services. Three of the five census tracts that are considered food deserts by the USDA in the City of Hickory are located within the URA.

2.a.ii. Threats to Sensitive Populations

(1) Health or Welfare. As part of the Brownfield inventory performed under the 2012-2015 grant, a review of federal and state environmental records was performed within the URA. It was determined that on top of visible impacts from things such as air pollution from active industrial sites and the presence of asbestos in dilapidated buildings, there were 300 records of items in the community that are out of sight including: leaking underground storage tanks, hazardous substance disposal sites, hazardous waste sites, and RCRA hazardous waste generators. These sites have the potential to contribute to subsurface soil and groundwater contamination. These impacts are not only a concern to subsurface environments; vapors emanating from petroleum products and volatile hazardous substance releases from active and vacant properties like textile mills can pose a substantial health risk to nearby residents. This is of particular concern in the Blue Ridge Heights, Terrace Hills, and Hillside Gardens public housing communities where some of the city's most

vulnerable and underserved populations (including children and the elderly) live close to Brownfields sites. Furthermore, numerous dry cleaners located within the study area raise concerns about the presence of PERC and degradation components like TCE in groundwater. Recently published evidence suggests that short term exposure to TCE by pregnant mothers can cause birth defects. Closed landfills have also been identified as a potential lingering source of contamination. Within the study area, and in close proximity to residential communities, are two closed pre-regulatory landfills. These landfills have not been used since 1983 and are generally constructed with no or inadequate liners and surface caps. Potential affects to nearby residents and businesses from these landfills could include explosion hazards due to methane accumulation in structures, VOC vapor intrusion into structures, and leachate of contaminants into groundwater.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions. Some of the effects of Brownfields may be seen in the cancer incidence rates for Catawba County, which are 13.7% higher than state rates. Many contaminants found at Brownfield sites have been shown to lead to increased cancer risk. Other potential impacts can be seen in health outcomes within Catawba County's African American community, much of which resides within the project area. African Americans in the county are 47.6% more likely to give birth to extremely low birth weight children and have an infant mortality rate 32.5% above the state rate. African Americans are also more likely to die from chronic diseases like cancer, diabetes, and heart disease than Caucasians in Catawba County. HUD's Environmental Health Index lists Catawba County is the 53rd percentile nationally in terms of environmental quality. However, one of the tracts within the URA is only in the 3rd percentile, and other tracts located within the URA are in the 24th, 29th, 33rd, and 39th percentile nationally. People living within the URA are much more likely to be exposed to toxins that can be harmful to human health than those living in the more affluent areas of Hickory

(3) Economically Impoverished / Disproportionately Impacted Populations. The demographic information provided herein and information received from the Catawba County Public Health Department indicate disproportionate impacts on the residents of the target area. The percentages of minority residents and persons living in poverty in the URA are roughly 43% and 94% higher than national rates. This raises significant environmental justice concerns within the URA, as people living in poverty are more likely to be subject to exposure to contaminants related to Brownfield sites. In addition, in the target community, the percentage of people lacking access to a motor vehicle is nearly 97% higher than the state average. Persons walking in the immediate vicinity of Brownfield sites may be more likely to be exposed to contaminants than those with access to an automobile. Catawba County infant mortality disparity ratio between white non-Hispanic and African-American non-Hispanic populations was 2.82 between 2013 and 2017. Catawba County also ranks in the top quartile in North Carolina for infant mortality rates among minority populations. In addition to these factors is yet another alarming statistic. Census tract 107, which is in the southwestern portion of the URA has the lowest life expectancy rate in North Carolina at only 64.6 years.

2.b. Community Engagement

2.b.i. Community Involvement

Community based organizations are an integral part of the City's Brownfield program. Members of the Brownfield Advisory Group (BAG) will include representatives from 7 community organizations located in or near the URA. In addition to serving on the BAG, these groups will distribute project information in affected neighborhoods to encourage attendance at our outreach meetings. These organizations will help the City communicate important announcements, solicit

feedback, and present the results of the environmental assessments and redevelopment plans. Exodus Homes a nonprofit residential substance abuse treatment facility and social enterprise located within the URA will also support the City's efforts to revitalize the brownfield properties in the vicinity of its facilities. They have renovated and stabilized numerous dilapidated and crime-ridden apartment buildings in the study area and served on the BAG since 2007.

The City has a well-developed partnership with Habitat for Humanity of the Catawba Valley. The City and Habitat will work together to advance the redevelopment of Brownfield sites that will allow for the development of affordable housing in the URA. Live Well Catawba is a county-wide nonprofit aimed at improving public health outcomes in Catawba County. City staff works with them regularly to prioritize investments that will improve physical wellbeing of Hickory's residents.

The chart below lists each of the community organizations that will be directly involved in the project. Each group will have representation in the BAG, assist with community outreach, and provide updates to their constituencies.

Catawba County Chamber of Commerce	Lindsay Keisler	(828) 431-7223	lkeisler@catawbachamber.org
Catawba County Economic Development Corporation	Scott Millar	(828) 267-1564	smillar@catawbacountync.gov
Exodus Homes and Exodus Works	Susan Walker	(828) 962-8196	revsusanwalker@gmail.com
Habitat for Humanity of the Catawba Valley	Mitzi Gellman	(828) 328-4663	mitzi@habitatcatawbavalley.org
Old Lenoir Road Business Association	JD Ross	(828) 324-1655	jondavid.ross@gmail.com
University Mill District Business Association	Meg Locke	(828) 781-6403	meg@carolinamoonhospitality.com
Hickory NAACP	Sam Hunt	(828) 320-1563	Ridge1942@hotmail.com
Centro Latino	Ruth Trott	(828) 330-0477	centrolatinohickory@gmail.com
Catawba County Health Department	Zack King	(828) 695-6683	zking@ctawbacountync.gov

2.b.ii. Incorporating Community Input

City staff, as well as members of the BAG, will actively reach out to neighborhood groups, religious institutions and civic organizations within the URA to gather their thoughts as to how the brownfield assessment funds should be leveraged. In order to gather this input quarterly newsletters will be produced, and published on the city's webpage, and also distributed to BAG members so they can be passed on to their constituents of clients. Upon receiving input, city staff and the BAG will closely review what was received, and consider how the input could be utilized to further the city's efforts to place brownfields back into productive use.

3. Task Description Cost Estimates, and Measuring Progress

3.a. Description of Tasks and Activities

Project Implementation

The prospective grant will advance equitable and sustainable development practices in a number of ways. First, the redevelopment of Brownfield sites within the URA will improve environmental conditions in the target area by cleaning up contaminated buildings and land within a high poverty area. These cleanups will also leverage existing and planned improvements to existing corridors that will increase transportation choices and improve the ability of neighborhood residents to access to redeveloped sites and other community amenities. Nearly all of the sites contained within the project area are easily accessible by automobile. The bond initiative projects in the URA will include sidewalk improvements and bikeway construction to enable residents to access new neighborhood serving commercial sites by foot or bike.

Brownfield redevelopment in the project area may also improve housing choices for low income individuals and families. The City of Hickory owns a number of vacant residential lots in the URA on which it plans to partner with local housing organizations to construct affordable housing. The redevelopment of Brownfield and other vacant sites in the project area as a result of the grant activities will improve conditions of in URA neighborhoods and make it more desirable for families seeking affordable housing options. Our local housing organization partnerships should allow current residents to remain in the community even if housing prices begin to rise as Brownfield sites are redeveloped. Brownfield redevelopment will also increase economic competitiveness through the cleanup and re-use of brownfield sites and provide more land for business and industrial development. The City's partnerships with the Chamber of Commerce, Western Piedmont Workforce Development Board, and the Catawba Valley Community College Small Business Center will offer neighborhood residents and business owners the opportunity to receive skills and entrepreneurship training that will increase the economic competitiveness of local businesses.

Task / Activity Lead / Outputs

Task 1: Project Management: This task will include: oversight of contractual consultants, staff attendance at educational workshops and conferences, and timely and proper reporting of activities to EPA. Total costs for hazardous substances = $6,000, and $3,000 for petroleum sites. ***Outputs: proper completion of all reporting to EPA, contract development for consultants, oversight of consultants, and obtaining necessary educational training.***

Task 2: Community Outreach, Involvement, and Education: The City will conduct outreach to inform and educate citizens about the activities underway and to solicit their input at key project milestones. Community outreach will consist of the creation of handout materials and newsletters designed to keep the community engaged in the progress of the Brownfield Assessment Grant. Total costs for hazardous substances = $14,000, and $12,500 for petroleum sites. ***Outputs: 12 quarterly meetings with the BAG, the distribution of 12 quarterly reports, promotion of the program through website and social media releases, and traditional print media articles.***

Task 3: Identification and Assessment of Targeted Properties: The City's Brownfield inventory completed under its 2012-2015 assessment grants will be updated and ranked based on criteria developed by the BAG. Staff and the project consultant will work to maximize the number of assessments conducted by identifying areas where multiple Brownfield sites are clustered together in order to perform multiple Phase I ESAs simultaneously. This strategy was successfully implemented on multiple sites under Hickory's 2012-2015 grants. Quality assurance is a priority when performing these assessments. Therefore, an update of the Generic Quality Assurance Project Plan (QAPP) prepared as part of the 2015 grant will be completed. Total costs for hazardous substances = $154,500, and $74,500 for petroleum sites. ***Outputs: completion of 8 Phase I ESAs, and 5 Phase II ESAs, and their associated QAPPs.***

Task 4: Remediation and Redevelopment Planning: This task will include evaluating remediation requirements for assessed properties, coordination with EPA and State regulators on corrective action alternatives and requirements, and preparation of cleanup cost estimates. This will include comparing site data with appropriate cleanup standards, identifying redevelopment scenarios, cleanup options and costs, performing marketing and outreach to prospective developers, and working with the property owner or developer to prepare a cleanup plan. These activities may include the preparation of an Analysis of Brownfield Cleanup Alternatives (ABCA) when

needed. Cleanup planning may also include obtaining a Brownfields Agreement (BFA) from the NC DEQ for high priority sites. The BFA will be used to manage the risk associated with the purchase and redevelopment of a Brownfield property and provide tax incentives to the prospective developer. Total costs for hazardous substances = $25,500 and $10,000 for petroleum sites. ***Outputs: remediation of 3 or more sites, and the preparation of 3 or more redevelopment plans.***

3.b. Cost Estimates / Outputs (Outputs listed in Section 3.a above.)

Cost Estimates

Budget Categories	**Project Tasks for Hazardous Substances Sites**				
	Task 1: Project Management	Task 2: Public Involvement	Task 3: Identification/ Assessment	Task 4: Redevelopment Planning	Total
Personnel	$3,000	$2,000	$0	$0	$5,000
Travel	$3,000	$0	$0	$0	$3,000
Supplies	$0	$2,000	$0	$0	$2,000
Contractual	$0	$10,000	$154,500	$25,500	$190,000
Total	$6,000	$14,000	$154,500	$25,500	$200,000
Budget Categories	**Project Tasks for Petroleum Sites**				
	Task 1: Project Management	Task 2: Public Involvement	Task 3: Identification/ Assessment	Task 4: Redevelopment Planning	Total
Personnel	$1,500	$1,000	$0	$0	$2,500
Travel	$1,500	$0	$0	$0	$1,500
Supplies	$0	$1,500	$0	$0	$1,500
Contractual	$0	$10,000	$74,500	$10,000	$94,500
Total	$3,000	$12,500	$74,500	$10,000	$100,000

3.c. Measuring Environmental Results

Welfare, Environmental, and Public Health Benefits. The City expects the benefits to public health, welfare, and the environment from this project to be numerous, significant, and targeted. By conducting environmental site assessments and remediation planning that will lead to site cleanup and redevelopment, health risks to the surrounding communities can be removed or reduced. Many of these neighborhoods are historically underserved and have been exposed to multiple environmental injustices. Redevelopment in these communities can remove physical threats (unsafe structures, open holes or sharp objects), expedite the safe removal of hazardous substances, and address vapor intrusion. Identifying and removing/remediating contaminated soils can mitigate the drainage of polluted groundwater into nearby surface water bodies.

The Brownfields program will also support local efforts to prevent pollution, reduce resource consumption, and limit habitat destruction by directing development to areas with existing infrastructure. Brownfield redevelopment reduces the City's dependence on Greenfields for new development which can relieve development pressures on sensitive ecosystems. A George Washington University study estimated that one acre of redeveloped brownfields conserves 4.5 acres of Greenfields. By cleaning up Brownfield sites to meet state and federal standards, affected communities and surrounding natural resources (rivers, forests, and wetlands) will be protected from further impacts. Brownfield redevelopment and the use of green infrastructure can minimize surface runoff thereby promoting greater surface water quality.

Finally, redeveloping brownfields in the URA will enhance community spirit and increase public safety by transforming blighted sites into valuable components of the community. It is the City's hope that eliminating these blighted sites will make community streets safer leading to increased physical activity and improve public health outcomes such as reduced obesity and asthma rates. Redevelopment of Brownfields that historically have contained lead based products can reduce the potential for lead poisoning in the local population. It is also the City's hope that reduced exposure to environmental hazards will improve public health outcomes in the County, especially among the African American community, much of which resides in the URA. This group has higher rates of low birth weight, higher infant mortality rates, and increased mortality from diseases such as cancer, heart disease, and diabetes when compared to local, state, and national averages.

Economic and Community Benefits. Outside investment in the target area is essential to improving economic conditions for the residents. Encouraging investment in the target area and providing lending institutions the information they need to feel comfortable enough to finance reinvestment projects requires a definitive understanding of environmental conditions of the properties they are evaluating. By leveraging EPA funding, the City can reduce lender and developer uncertainty by quantifying the necessary cleanup at Brownfield sites, which will accelerate reinvestment in the target area. Based on Hickory's success with previous Brownfield Assessment grants, the City estimates that this new grant will result in $4,000,000 to $8,000,000 in new investment, the creation of 30 to 40 construction jobs and 100 to 150 permanent jobs, and $100,000 in city and county tax revenue over a 10-year period.

By conducting these assessments, the City will be able to turn idled Brownfield properties into viable operations and increase employment opportunities within an area where over 25% of the population lives below the poverty level. Successful Brownfield redevelopment will greatly improve the marketability of nearby properties, which will, in turn, benefit the community through increased employment and an expanded tax base. The City also envisions that this reinvestment will create momentum which will improve the quality of life of the residents within and surrounding the URA, including a decrease in the poverty level and crime rates. Consistent with its goals for protecting parks and open spaces, the City will look for opportunities to construct new greenspace sites at Brownfield sites; however, the majority of the focus will be on protecting and preserving existing open spaces instead of creating them. The protection of existing open space is consistent with the City's economic development plans and EPA Smart Growth goals.

One of the City's priorities is to encourage both affordable and market rate housing development in the URA. Habitat for Humanity of Catawba Valley is actively involved in building homes for low-income families in the URA. As part of this grant, the City and its partners will also look to identify potential Brownfield sites that can be safely converted into sites for both market rate and affordable housing, which further expands housing opportunities. Increased affordable housing may prove invaluable if Brownfield redevelopment leads to increased property values in the target area. Additional housing in the URA will help make commercial development in the City's core more viable. The following table indicates the framework that the City will use to track progress in meeting its goals and outcomes.

Task	Output Measurement	Outcome Measurement
Task 1: Project Management	# of Quarterly Reports # of DBE & Financial Status Reports # of Entries in ACRES	Documented Project Progress Compliant Use of Federal Funds Documented Accomplishments

Task 2: Community Outreach, Involvement, and Education	# of BAG Meetings # of Public Meetings Quantity of Outreach Materials Distributed # of Public Announcements Printed/Aired	# of Attendees at Meetings # of Attendees at Meetings # of Public Inquiries Received
Task 3: Identification and Assessment of Targeted Properties	# of Phase I Assessments # of Phase II Assessments	# and Acres of Property Assessed # and Acres of Property Surveyed # and Acres of Property Assessed
Task 4: Remediation and Redevelopment Planning	# of ABCAs # of Redevelopment Plans	Acres Ready for Reuse Dollars Leveraged in the Redevelopment Jobs Leveraged and/or Created Tax Impact of Redeveloped Properties Housing Units Created on Redeveloped Properties

4. Programmatic Capability and Past Performance

4.a. Programmatic Capability

4.a.i. Organizational Structure

The City has the ability and staff in place to manage and implement all phases of work under this grant. Hickory successfully managed over $3.1 million in federal and state grant funds in fiscal year 2017. The City's Project Manager for Brownfield activities is Mr. Brian Frazier, Planning Manager. He skillfully managed the execution of the City's 2007-2010 and 2012-2015 EPA assessment grants along with the 2015-2017 EPA Area-wide Planning Grant. He previously managed an EPA Brownfields assessment grant (2003-2005) for Oswego County, New York. He has over 30 years of experience in obtaining, managing, and implementing various grants, including Community Development Block Grants (CDBG), HOPWA Grants, and Emergency Shelter Grants. Mr. Frazier will be supported by Mr. David Leonetti, Business Development Manager for Hickory, with over 10 years of experience in managing brownfield and other federal and state grant programs. He has taken the lead on project management and reporting for the City's previous Brownfield Assessment and Area-wide Planning Grants and also administers the City's CDBG Program. Mr. Leonetti has specialty skills in redevelopment, urban planning, and GIS mapping. Mr. Cal Overby will provide additional support to the project. He has over 16 years of planning and development experience and has been involved with the City's previous assessment and area-wide planning grants. Ms. Melissa Miller, the City's Finance Officer, will coordinate the financial management activities of the grant. She has worked in the City's Finance Division for over 20 years and has experience requesting draws through EPA's finance office in Las Vegas.

4.a.ii Acquiring Additional Resources

Should staff find the need during the award period to seek additional expertise and resources to complete the activities, the City is committed to and has the resources and personnel required to recruit those with the experience and expertise to necessary to manage the program. Hickory has experience using a Request for Proposal process to hire a qualified environmental consulting firm to provide technical and professional services for this grant.

4b. Past Performance and Accomplishments 4.b.i. Currently has of Previously Received an EP Brownfields Grant

(1) Accomplishments

The City of Hickory, has successfully managed $1,000,000 in US EPA Brownfield funding since 2007. The following table lists the three successful cooperative agreements. Project accomplishments follow the table.

Project	Funding Amount	Expenditure Notes
2007-2010 Assessment Grant	$400,000	96% of funds expended. The City was prepared to spend all of the funds but had to keep a reserve for additional sampling at a property planned for entry into the NC Brownfield program. This sampling was not as costly as forecasted. (BF-96489707)
2012-2015 Assessment Grant	$400,000	100% of funds expended. (BF-95499212)
2015-2017 Area-wide Planning Grant	$200,000	100% of funds expended. (TR-00031715-0)

(2) Compliance with Grant Requirements

During, and after, the completion of the grant awarded in fiscal years 2007-2010, 2012-2015, and 2015-2017; the city maintained compliance with project requirements, preparation of required project plans and reports, quarterly progress reports, and required financial reporting. Accomplishments were reported in the EPA ACRES database throughout the grant period. City staff has entered relevant accomplishment data into ACRES for properties that were redeveloped after grant closeout. An abbreviated list of these accomplishments are as follows:

- Conducted 9 Phase I ESAs, 6 Phase II ESAs, and 2 redevelopment plans with the 2007-2010 grant; and, 14 Phase I ESAs on 39 parcels and 4 Phase II ESAs on 7 parcels under the 2012-2015 grant. The most recent grant also included a redevelopment plan for multiple Brownfield sites in SW Hickory.
- Leveraged nearly $60 million in private investment at four historic mill sites and a former elementary school. These sites support approximately 700 jobs with additional development still planned. End users include a corporate headquarters for a logistics company, office space for a warranty administrator, event space, numerous restaurants, a full service grocery store, gas station, and additional retail and office space. Numerous other smaller redevelopment projects have been successfully redeveloped and brought back into productive use.
- Lenoir Rhyne University was able to leverage assessment grant funding to facilitate the redevelopment of a vacant commercial building and a former bus maintenance facility into a facility for its Physician Assistant program. The University invested approximately $2.2 million in building improvements and equipment. The facility currently houses 10 faculty and staff with an operating budget of roughly $1 million. There are about 80 full time students enrolled in the program that live in the area and attend classes at the university.
- Issued numerous newsletters, and updates websites with property and project news. Held outreach meetings with BAG and community members. Conducted radio and television interviews with project team members.
- Produced multiple project videos related to the project that have been posted on the city's YouTube channel and shown at numerous community events and the city's government channel on cable television.
- Completed the Southside Area-wide Plan in summer 2017. Held a successful three-day planning workshop and numerous BAG meetings. This plan provides a vision for the redevelopment of Brownfield sites along US 70 SW corridor in Hickory. The vision calls for a mixed use village center along the main corridor route along with both affordable and market rate housing.

OMB Number: 4040-0004
Expiration Date: 12/31/2019

Application for Federal Assistance SF-424

* 1. Type of Submission:	* 2. Type of Application:	* If Revision, select appropriate letter(s):
☐ Preapplication	☒ New	
☒ Application	☐ Continuation	* Other (Specify):
☐ Changed/Corrected Application	☐ Revision	

* 3. Date Received:	4. Applicant Identifier:
01/30/2019	

5a. Federal Entity Identifier:	5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:	7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: City of Hickory

* b. Employer/Taxpayer Identification Number (EIN/TIN):	* c. Organizational DUNS:
56-6001244	0710624830000

d. Address:

* Street1:	PO Box 398
Street2:	
* City:	Hickory
County/Parish:	Catawba
* State:	NC: North Carolina
Province:	
* Country:	USA: UNITED STATES
* Zip / Postal Code:	28603-0398

e. Organizational Unit:

Department Name:	Division Name:
Office of Business Development	Planning Division

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:	Mr.	* First Name:	Brian
Middle Name:	M.		
* Last Name:	Frazier		
Suffix:			

Title: Planning Direct

Organizational Affiliation:

* Telephone Number:	8283237422	Fax Number:	8283237476

* Email: bfrazier@hickorync.gov

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

*** 12. Funding Opportunity Number:**

EPA-OLEM-OBLR-18-06

* Title:

FY19 GUIDELINES FOR BROWNFIELDS ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment | Delete Attachment | View Attachment

*** 15. Descriptive Title of Applicant's Project:**

City of Hickory 2019 Community Wide Brownfield Assessment Grant Project

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant NC-010

* b. Program/Project NC-010

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 10/01/2019

* b. End Date: 09/30/2022

18. Estimated Funding ($):

* a. Federal	300,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	300,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .

☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: Mr. * First Name: David

Middle Name: G.

* Last Name: Leonetti

Suffix:

* Title: Business Services Manager

* Telephone Number: (828) 261-2227 Fax Number: (828) 323-7476

* Email: dleonetti@hickorync.gov

* Signature of Authorized Representative: Dave Leonetti * Date Signed: 01/30/2019

R04-19-A-060

CITY OF LAURINBURG
Community Development
305 WEST CHURCH STREET
P.O. Box 249
LAURINBURG, NORTH CAROLINA 28353

FAX
(910) 276-0354

TELEPHONE
(910) 276-8257

PROPOSAL FOR USEPA'S COMMUNITY-WIDE BROWNFIELDS COALITION ASSESSMENT GRANT
RFP NO. EPA-OLEM-OBLR-18-06 / CFDA NO. 66.818
Section IV.D. – Narrative Information Sheet
January 31, 2019

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1. Applicant Identification:

   City of Laurinburg, North Carolina
   203 Atkinson Street / PO Box 249
   Laurinburg, North Carolina 28352

2. Funding Requested:

   a. Assessment Grant Type: Coalition

   b. Federal Funds Requested:

      i. $ 600,000

   c. Contamination:

Hazardous Substances	-$360,000
Petroleum	-$240,000

3. Location:

   City of Laurinburg, NC
   Scotland County, NC

4. Property Information for Site-Specific Proposals: N/A- Not Site Specific

5. Contacts:

a. Project Director:
Michael Mandeville, Community Development Director
203 Atkinson Street
Laurinburg, NC 28352
Phone: (910) 276-8257
Email: mmandeville@laurinburg.org

b. Chief Executive/Highest Ranking Elected Official:
Hon. Matthew Block, MD, Mayor
203 Atkinson Street
Laurinburg, NC 28352
Phone: (910) 276-8257
Email: mayor@laurinburg.org

6. Population:

US Census Bureau, 2013-2017 ACS 5-Year Estimates:
Laurinburg: 15,320
Scotland County: 35,445

7. Other Factors Checklist:

Other Factors	Page #
Community population is 10,000 or less. (Two of the three coalition members are below 10,000)	N/A
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	N/A
The priority brownfield site(s) is impacted by mine-scarred land.	N/A
The priority site(s) is adjacent to a body of water.	N/A
The priority site(s) is in a federally designated flood plain.	N/A
The redevelopment of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.	N/A
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	8 & 9

8. Letter from the State or Tribal Environmental Authority: Attached

ROY COOPER
Governor
MICHAEL S. REGAN
Secretary
MICHAEL SCOTT
Director

NORTH CAROLINA
Environmental Quality

January 8, 2019

Michael Mandeville
City of Laurinburg Planning and Community Development Director
293 Atkinson Street
Laurinburg, NC 28352

Re: U.S. EPA Brownfields Assessment Coalition Grant – City of Laurinburg, Scotland County, And Scotland County Economic Development Corporation

Dear Mr. Mandeville,

The North Carolina Department of Environmental Quality (DEQ) Brownfields Program acknowledges and supports the City of Laurinburg, Scotland County, and the Scotland County Economic Development Corporation (SCEDC)'s application for a U.S. EPA Brownfields Assessment Coalition Grant. We are aware that your grant will focus on downtown areas targeted for redevelopment into indoor recreational facilities and former manufacturing operations within the minority regions of the county. This grant would be a tremendous economic development achievement for the coalition.

We hope that the coalition is successfully awarded this grant, and we will continue to support you in your Brownfields redevelopment efforts. The Brownfields Program offers technical project guidance in accordance with our program, throughout the life of your project. This is a major key to ensuring grant applicants make efficient use of the federal funds awarded. The liability protection offered by the program is also a primary marketing tool for developers and instrumental in securing financing.

The Brownfields Program can also assist with outreach efforts to your local community regarding reuse for commercial purposes and the controls to be put in place to make the property suitable. The liability protection offered by a Brownfields Agreement is a benefit to the whole community and can often facilitate additional economic development in the area surrounding a Brownfields Property.

We look forward to working with you regardless of a grant award or not. We truly believe successful Brownfields projects can rejuvenate a community.

Sincerely,

Bruce Nicholson
Brownfields Program Manager

ec: Cindy Nolan, U.S. EPA Region 4

City of Laurinburg, North Carolina
On Behalf of Coalition of
Laurinburg, Scotland County and Scotland County Economic Development Corporation
PROPOSAL FOR USEPA'S COMMUNITY-WIDE BROWNFIELDS COALITION ASSESSMENT GRANT
RFP NO. EPA-OLEM-OBLR-18-06 / CFDA NO. 66.818
Section IV.E. – Narrative Proposal / Ranking Criteria
January 31, 2019

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1.a.i. Background and Description of Target Area: The City of Laurinburg (City), North Carolina (NC) has formed a Coalition with Scotland County (SC) and the Scotland County Economic Development Corporation (EDC) to revitalize brownfields in an area that has been hit hard by traditional industry closings and the demise of tobacco and cotton as cash crops, leaving dismaying remnants of those facilities and the loss of a once thriving downtown in the City that now sees blighted, vacant, and dilapidated buildings. The entities are collectively hereinafter referred to as ***Laurinburg*** or ***Coalition.***

Scotland County, carved out of Richmond County in 1899, received settlers as early as 1729, with a large influx of settlers arriving just after the Revolutionary War. Of course, Native Americans were the initial inhabitants of the region, and today the City and SC are home to many persons from the Lumbee Tribe. Europeans arrived and settled, followed by immigrants from Africa, most of whom did not come of their own volition. The Coalition's earliest economy was agricultural, and those roots remain. Cotton, corn, swine, tobacco and soybeans predominated early on, but in the late 19th and early 20th centuries, the region became famous for growing watermelon and cantaloupe. Later, this agricultural economy was augmented with traditional manufacturing that involved the processing of cotton including textile mills, cabinet making, and, much later, mobile home manufacturing.

The City of Laurinburg, incorporated in 1877, became the county seat of Scotland County and initially thrived as a center of commerce and the location of the shops for the Wilmington, Charlotte, and Rutherfordton Railroad until 1894, 5 years before the County came into existence. There was always fear that the relocation of the railroad shop would cause the City would die, but that anxiety was abated when textile mills arrived. The City was also a regional center for education. Best known is the Laurinburg Institute, a private school for African-American children founded in the early 1900's. The Institute is currently a charter school, but it had many well-known alumni, including jazz great, Dizzy Gillespie; Sam Jones and Charlie Scott, members of the National Basketball Association; and Wes Covington, a baseball star with the Milwaukee Braves. Former Governor, US Senator, and Duke University President, Terry Sanford, famously referred to as NC's education governor, was born and raised in Laurinburg. In 1961, St. Andrews Presbyterian College opened in Laurinburg, and the area was then thriving as a retail center with abundant optimism.

With the decline in traditional manufacturing over the last few decades, including the demise of cotton mills and textile industries and significant issues facing agriculture, the area now faces enormous challenges. McNair Seed Company provided "Vit-a-Leaf," a popular tobacco seed that is no longer a significant cash crop. The Dixon, Waverly, and Morgan Mills were large textile employers that left the vicinity to seek other areas for their low-wage jobs. Toastmaster-Ingraham, which manufactured clocks, stopped production in 2000. Abbott Labs took away 1,000 jobs in 2001. The shutdown of WestPoint Stevens in 2004 laid off 800 employees. Even in the most resilient of communities, such losses are incalculable, especially to the demographic profile of SC and the City. Those who could, left, and many of those who stayed now struggle to survive.

There are two primary target areas: the ***City's downtown***, with particular emphasis on sites north of Railroad Street, scattered among traditionally minority neighborhoods, and ***underused or abandoned public school properties in the City and SC***. The 2019 EPA Assessment Grant will provide critical funds to mobilize the process of reusing brownfields properties and supporting ongoing efforts to change the fortunes of the City and SC.

1.a.ii. Description of the Priority Brownfield Sites: All three partner entities have identified priority brownfield sites in the target areas that have the potential for significant redevelopment and impact on revitalization of these communities. The former ***Covington Concrete, located in the City at 213 N. Gill Street***, is an abandoned industrial site located in a residential neighborhood north of the railroad tracks. Its past use and current state would suggest the presence of hazardous substances and possible petroleum contamination that could be affecting nearby citizens. As will be noted below in ***Section 2.a.ii***, the Coalition faces health, welfare, and impoverished conditions. Similarly, an ***abandoned school gymnasium, originally constructed in 1925, on Gibson Road*** in SC, is a facility whose redevelopment could benefit the well-being of the surrounding neighborhood. All that remains of the former school complex is this boarded up gym facility. Given its age, there is suspected hazardous and petroleum contamination. In downtown Laurinburg, a vacant, 4-story, ***former bank building at 237 S. Main Street*** offers an opportunity for significant reuse. At over 25,500 SF, the building, which was constructed in the 1970s, has tremendous potential for redevelopment as a restaurant, niche hotel, and anchor of downtown revitalization. All three priority sites are available for assessment and redevelopment.

1.b.i. Redevelopment Strategy and Alignment with Revitalization Plans: Regional cooperation in the face of economic challenges will be critical to the Coalition's success. The ***Laurinburg Economic Development Strategic Plan***, completed in 2017, underscores an important redevelopment strategy to support business development by encouraging reuse of vacant and/or underutilized facilities through development of a ***vacant buildings grant***.[1] This strategy will prevent sprawl, will help revitalize downtown, and will serve as an on-going road map, frequently revisited, to insure plan-driven decision-making for Duplin, the City, and the EDC. In downtown, the incentive could be a structured like an industrial incentive, i.e., a grant based on net new tax revenue. For industrial development, the vacant building incentive could provide a lower

[1] Laurinburg Economic Development Strategic Plan, 2017:
http://www.retailstrategies.com/laurinburg/wp-content/uploads/sites/44/2018/08/Laurinburg-Strategic-Final-Plan.pdf

threshold for investment or jobs, a higher percentage of grant, or additional years of the grant. In a preliminary survey, Coalition officials identified over seventeen brownfields sites that have reuse potential for this program.

1.b.ii. Outcomes and Benefits of Redevelopment Strategy: Downtown renewal is critical for the City and region. As noted in ***Section 2.a.ii,*** Hurricane Florence caused the collapse of a former historic building on S. Main Street, leaving a gap in the integrity of the downtown area. Shaw Academy on Old Wire Road in Wagram has potential reuse as low to moderate housing – a significant need identified in planning. Currently, the unknowns of contamination, however, are a disincentive to potential developers. The Covington Concrete site, for example, may have its first and best reuse as a park to serve the surrounding neighborhood and address the recreational and health needs of the community that is currently substantially underserved by healthy recreational amenities as noted in ***Section 2.a.ii*** below.

1.c.i. Resources Needed for Site Reuse: The Coalition fully anticipates the need to secure additional funding for assessment, revitalization and redevelopment of their sites and communities. Upon completion of assessments, additional funds will be sought for remediation and redevelopment through federal, state and private partners. The Coalition members are eligible for support from a variety of sources including the **NC Rural Center**, whose purpose is to develop strategies for sustainable rural communities by providing staff support for planning needs. The **NC Department of Commerce (NCDoC)** also provides funding particularly relevant to brownfields sites through its ***building reuse program*** for vacant buildings and their expansion. **USDA Rural Development** offers local assistance that can be particularly helpful in multi-use, downtown projects. A portion of the County near Wagram has also been designated as an ***Opportunity Zone*** by NCDoC, providing a number of investment incentives, including tax deferrals for qualified investors to re-invest unrealized capital gains into low-income communities throughout the state. Low-income census tracts, where the poverty rate is 20% or greater and/or where family income is less than 80% of the area's median income, qualify for these incentives.[2]

1.c.ii. Use of Existing Infrastructure: Existing transportation and utility infrastructure is currently in place and adequate capacity exists for most redevelopment projects envisioned for the Coalition's target areas and priority sites, although some improvements may be necessary depending upon the proposed end use for particular sites. No significant utility or transportation upgrades are anticipated to be needed, although the Coalition stands ready to facilitate upgrades where needed. Additionally, for the priority sites noted in ***Section 1.a.ii*** and other prospective sites throughout the target areas, utilization of existing utility connections and roadways will be included as prioritization criteria during the formal inventory process.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a.i. The Community's Need for Funding: Scotland County has Tier 1 status in North Carolina, an indicator of its economic stress. A Tier 1 designation by the NC Department of Commerce is a marker that SC is among the 40 most economically distressed counties in the state – a designation

[2] North Carolina Opportunity Zones, 2018: https://public.nccommerce.com/oz/

that encourages economic activity in less prosperous areas. It is the second poorest county in NC, with only adjacent Robeson County ranked lower. Both the City and SC have seen continuing declines in population in recent years, a clear indicator that many residents are choosing to live in other areas with higher employment options and greater economic opportunities. According to the latest ACS 5-year estimates (2017), SC's poverty rate of 29.8% and the City's rate of 33.8% far exceed that for the remainder of the state at 16.1%. These depressed socio-economic conditions, exacerbated by the abundance of brownfields sites throughout the Coalition communities, are a direct contributor to health and welfare of citizens as demonstrated in these statistics. Members of the Coalition do not, therefore, have the resources to address brownfield sites. While the Coalition communities' funding needs are varied, the EPA Brownfields Assessment grant will be a very important tool with potential to leverage significant additional funding, resources and investment into revitalization of these communities.

2.a.ii. Threats to sensitive Populations

(1) Health or Welfare of Sensitive Population: Aside from MHI, the number of children less than five in poverty is 56.0% in SC and 60.5% in the City. NC's is 28.4. Female households in poverty: 54.7% and 53.7% in SC and the City respectively. NC's is 34.0%. The minority populations of the City and SC make the Coalition area far more racially diverse than NC with the percentage of minorities in SC at 55.3% and 59.0% in the City.[3] Infant mortality rates among minority infants has been a concern in the Coalition area.[4] In the health report from 2017, the five leading risk concerns were "lack of physical exercise, use of tobacco, environmental factors, poor nutrition, alcohol and drug use."[5] The redevelopment of the Gibson Road Gym and the possible creation of greenspace at the former Covington Concrete can add venues for physical exercise and healthy recreational opportunities to its citizens thereby addressing some of the risk factors contributing these stark statistics. The impact of Hurricane Florence on the Coalition communities has only furthered citizen frustration. Scotland's water system was down, significant flooding took place with chunks of streetscape washed away and buildings damaged, crop damage was significant, and Scotland High School's gym floor was flooded, and those evacuated there had to move. Two deaths were attributed in the flooding, and 59+ public housing units were damaged.[6]

(2) Greater than Normal Incidence of Disease and Adverse Health Conditions: According to the County's 2017 Health Report, SC is ranked 99th out of 100 for Health Outcomes and 99th for Health Behaviors in North Carolina.[7] The Coalition area continues to struggle with high mortality rates from heart disease, cancer, and diabetes. In 2016, along with stroke, these diseases accounted for half the deaths in SC. Of the total deaths in SC for 2016 (423), cancer was the leading cause with 108. One priority of the selection of brownfields sites listed above in ***Section 1.a.ii***, is proximity to residential neighborhoods. Diabetes and obesity among adults and children are also

[3] United States Census Bureau, 2017 https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?src=CF.
[4] Scotland County State of the County's Health Report, 2017 https://wwww.scotlandcounty.org/Archive/ViewFileItem.47.
[5] *Ibid*, p. 2.
[6] NC Department of Public Safety, 2019: https://www.laurinburgexchange.com/sports/18482/hurricane-florence-leaves-its-mark-on-scotland, North Carolina Administration, 2019: https://www.ncdps.gov/our-organization/emergency-management/past-disasters/hurricane-florence-2018/storm-statistics, and https://ncadmin.nc.gov/news/events-calendar/2018/10/16/laurinburg-housing-authority%C2%A0-fema-recovery-consulting-services.
[7] Scotland County State of the County's Health Report, 2017 https://wwww.scotlandcounty.org/Archive/ViewFileItem.47.

identified among the priority health concerns in SC in the County Health Report. Systemic poverty is an underlying factor in the incidence of disease and adverse health conditions. Addressing and redeveloping brownfields in these communities will contribute to reversing these adverse health statistics by providing more employment, recreational outlets and access to better health care.
(3) Economically Impoverished/Disproportionately Impacted Populations: Particularly on the north side of the railroad tracks in the City, the historic African American residential community is intermingled with brownfield sites, most of which appear to be abandoned. See ***Section 2.a.ii.*** above for how these populations are impoverished and impacted. As in many places, de facto segregation continues. The close proximity of brownfield sites to residential neighborhoods north of the railroad tracts is, indeed, an issue of economic justice.

2.b.i. Community Involvement: Recognizing the importance of community involvement in the brownfields prioritization and redevelopment process, the Coalition will engage a citizen board made up of members of all Coalition communities to participate in the ***Laurinburg Brownfields Redevelopment Advisory Group (Laurinburg BRAG)***, which will advance a sustainable brownfields redevelopment program for the entire region and will serve as brownfields ambassadors, advisors and a steering committee throughout the project, bringing their community vision and expertise in business, construction, health care, and real estate. Among the first tasks of the BRAG will be development of a ***community involvement plan*** to guide broader community involvement to support the overarching goals of the program and engage affected community members to understand their needs, concerns, and interests related to the brownfields program. The purpose of this plan is to provide a voice for the broader community and a forum for those who may not be directly represented by the BRAG. Based on initial outreach efforts by the Coalition members, the following partners have committed to participation in the program:

Partner Name	Point of Contact / Email / Phone	Specific Role in Project
Laurinburg-Scotland County Chamber of Commerce	Chris English, Executive Director 910-276-74-20.	Liaison with local business community.
Partners in Ministry	Dr. Melba McCallum, Director www.pim-nc.org 910-277-3355	Liaison to target areas. Meeting space. Dissemination of information.
Restoring Hope Center, Inc.	Faye Coates, Executive Director restoringhopecenter@yahoo.com 910-276-4460	Liaison to target areas. Meeting space. Dissemination of information.
Scotland County Schools	Dr. Ron Hargrove, Superintendent 910-277-4459	Liaison to the School Board. Access to former school sites.
Scotland County Radio WLNC	Terry Gallman wlnc@wlncradio.com 910-276-1300	Disseminating information about the grant and its progress.
Richmond Community College	Dr. William McInnis wdmcinnis@richmondcc.edu 910-410-1806	Meeting space, expertise, workforce assistance.

2.b.ii Incorporating Community Input: Among the elements of the community involvement plan will be a schedule for providing regular community updates through press releases, website content, and social media outlets. The community involvement plan will also include schedules for open house meetings and planning charrettes that will occur at appropriate intervals throughout the 3-year project period. These advertised public meetings will be conducted during evening and/or weekend hours to encourage participation by the entire community. With focus on stakeholders who will be most affected by the project, these meetings will include updates by BRAG members, staff and consultants about program status to provide an open forum for engagement and education, facilitate direct, two-way communication and encourage the exchange of ideas. Formal project updates will be conducted through advertised public information presentations at regular intervals, at least once per year, within each locality to keep the general public informed of progress.

3. TASK DESCRIPTIONS, COST ESTIMATES AND MEASURING PROGRESS

Task Descriptions below define all grant funded activities, with 60% designated for hazardous and 40% for petroleum sites and include how estimated costs were derived. *Task Descriptions* are followed by an associated ***Project Budget Table*** and a ***Summary Outputs Table*** included in ***Section 3.b.*** As per ***Section 4.a.ii,*** all contractual activities will be conducted by a qualified contractor/consultant.

3.a. Description of Tasks and Activities:

Task 1: Cooperative Agreement Oversight and Community Engagement – Total $40,000
$7,500 Travel + $2,500 Supplies + $30,000 Contractual
($24,000 Hazardous / $16,000 Petroleum)

Cooperative Agreement Oversight includes activities integral to achieving the purpose of the grant, e.g., program development, project oversight, administration, performance monitoring and reporting, and attending conferences. While these programmatic activities are eligible for reimbursement, they will be conducted in-kind by staff at an estimated $15,000 ($5,000 average per year). Grant eligible direct (reimbursable) costs include a travel budget of $7,500 for two or more staff representatives to attend up to three conferences, including EPA National and Region 3 Brownfields Conferences and state conferences during the project period. Direct costs for advertisement of public meetings and community events and printing of related project materials (site brochures, posters, maps, etc.) are budgeted at $2,500 ($833 average per event). Contractual costs include consultant reporting assistance estimated at $12,000 ($4,000 per year) for preparing quarterly and annual status reports and entering/updating site information in ACRES. Contractual costs for ***Community Engagement*** are estimated at $18,000 ($6,000 per year) and include technical assistance to maintain interaction with stakeholders and the community throughout the project. Primary activities include (1) developing news releases for local media and content for special brownfields pages for Coalition member websites to provide project updates, post reports and summaries of findings, and cite success stories; (2) preparing

educational and outreach materials describing the program and its benefits to property owners, developers and citizens; and (3) facilitating public informational meetings approximately once per year per coalition member (9 total). Estimated in-kind expense of $12,000 ($4,000 per year) for Community Engagement Activities includes staff time to coordinate and participate in stakeholder and community meetings.

Task 2: Brownfields Inventory Mapping / Database, Preliminary Site Characterization, Eligibility Determinations, Prioritization and Access Coordination – Total $24,000 Contractual ($14,400 Hazardous / $9,600 Petroleum)

The Coalition will begin their program with preparation of a brownfields inventory and database for sites in all member localities. Properties will be compiled, characterized, and prioritized, and a pool of sites will be selected for assessment. The number of sites chosen will depend upon access considerations and assessment costs. No assessments will be conducted prior to confirming eligibility with EPA, and, when applicable, with DEQ for petroleum sites. In-kind staff expenses are estimated at $12,000 ($4,000 per year) to oversee this task and coordinate access with private property owners.

Task 3: Environmental Site Assessments (ESAs) – Total $356,000 Contractual ($213,600 Hazardous / $142,400 Petroleum)

Upon receiving eligibility determinations and access from property owners, consultants will conduct approximately 10 Phase I ESAs for hazardous and 8 Phase I ESAs for petroleum sites. The number of ESAs within each locality will be determined during the inventory process and in accordance with the Coalition's MOA developed prior to start of the project per *Section 4.a.i.* ESAs will be completed consistent with ASTM E1527-13, which meets EPA's latest All Appropriate Inquiry standard. Time and costs for completion of Phase I ESAs are contingent upon many factors, e.g., property size, existing improvements, past and present uses, and extent of known or suspected Recognized Environmental Conditions (RECs), but approximately 6 Phase I ESAs will be completed per year with all being completed within 24 to 30 months of site selection at an average unit cost of $5,000 per assessment, which is common for industrial and commercial properties anticipated for these assessments. Based on Phase I ESA results, sites will be evaluated to determine which require Phase II ESAs, which will include (a) project planning activities, e.g., generic Quality Assurance Project Plan (QAPP) and site specific Health and Safety Plans (HASPs), and Sampling and Analysis Plans (SAPs); (b) soil and groundwater sampling; (c) lab analyses; and (d) summary reports with recommendations for further action, if warranted. The Coalition expects to complete 6 Phase II ESAs (3 Hazardous and 3 Petroleum) within 24 to 30 months of site selection. Based on experience with similar properties, contractual services will average $40,000 per Phase II ESA (6) and $2,000 per project plan (13). Estimated in-kind commitment of $12,000 per year ($36,000 total) includes staff time to coordinate with consultants and owners, oversee and monitor assessments, and review results/reports prior to EPA submittal.

Task 4: Remediation / Redevelopment Planning – Total $180,000 Contractual ($108,000 Hazardous / $72,000 Petroleum)

For some sites selected for Phase II ESAs, preliminary remediation plans will be prepared to review alternatives for further environmental investigation and/or remediation. Preliminary cost estimates for alternatives and reports will be prepared and coordinated with EPA and DEQ for proposed remedial actions. Staff and consultants will also work with community stakeholders in each locality to conduct preliminary area-wide or site-specific redevelopment planning for selected target areas and/or individual properties to explore best reuse and economic potential of assessed sites. This will include marketing/feasibility studies, master plans and conceptual development plans for target areas and specific sites. A total of 6 Remediation/Redevelopment Plans are anticipated at an average contractual cost of $30,000 per plan. Coordination with EPA and DEQ, informing citizens of site findings, and gathering input for redevelopment plans will be provided by staff on an in-kind basis at approximately $3,000 per plan ($18,000 total). *NOTE:* ***Planning Task budget of $180,000 represents over 30% of the total grant budget as indicated on Laurinburg's Other Factors Checklist.***

3.b. Cost Estimates and Outputs:

The ***Task Descriptions*** above include information regarding how estimates were derived for each task and were developed to achieve the primary goal of completing 18 Phase I ESAs; 6 Phase II ESAs, including associated quality assurance and work plans; and 6 remediation/redevelopment plans within the 3-year project period. The ***Project Budget Table*** below includes direct costs for travel, supplies and contractual assistance. Coalition members will provide in-kind services, including administration, coordination and product reviews, and will supplement expenses for communication materials, advertisement, and other community involvement activities through their respective department budgets if needed. The number of sites assessed per locality will be established prior to the start of the program through the Coalition's MOA described in ***Section 4.a.i.*** and will be consistent with the ***Project Outputs Summary*** that follows the budget.

PROJECT BUDGET TABLE

TASK ➡ / CATEGORY ⬇	1 Oversight / Community Engagement	2 Inventory / Prioritization / Access	3 Environmental Site Assessments (ESAs)*	4 Remediation / Redevelopment Planning	TOTAL
Travel	$7,500	$0	$0	$0	**$7,500**
Supplies	$2,500	$0	$0	$0	**$2,500**
Contractual	$30,000	$24,000	$356,000	$180,000	**$590,000**
SUBTOTAL	**$40,000**	**$24,000**	**$356,000**	**$180,000**	**$600,000**
Hazardous Sites	$24,000	$14,400	$213,600	$108,000	**$360,000**
Petroleum Sites	$16,000	$9,600	$142,400	$72,000	**$240,000**
GRANT TOTAL	**$40,000**	**$24,000**	**$356,000**	**$180,000**	**$600,000**

*Includes Phase I & II ESAs, Work Plans (QAPP, HASPs, SAPs)

PROJECT OUTPUTS SUMMARY

TASK	DESCRIPTION	CATEGORY	BUDGET	AVERAGE	PER	ANTICIPATED OUTPUTS
1	Cooperative Agreement Oversight & Reporting	Contractual	$12,000	$4,000	Year	Quarterly Reports (4 / Year), Annual Reports (3), Property Profile Forms / ACRES Entries (18)
1	Community Involvement	Contractual	$18,000	$6,000	Year	Meetings (1 / Member / Yr = 9), Program Brochures (3), Media Releases (6), Web Content
1	Travel	Direct	$7,500	$2,500	Event	Conferences (3) for 2-3 Staff, depending on event location
1	Supplies	Direct	$2,500	$833	Event	Advertisement, Printing (1 Community or Site Event per Locality)
2	Inventory/Mapping/Database Site Prioritization/Eligibity	Contractual	$24,000	$8,000	Year	Site Inventory/Mapping/Database (1); Site Eligibility Forms and/or Updated Forms (30)
3	Phase I ESAs	Contractual	$90,000	$5,000	Site	Phase I ESA Reports (18)
3	Phase II ESAs	Contractual	$240,000	$40,000	Site	Phase II ESA Reports (6)
3	Quality Assurance Plans	Contractual	$26,000	$2,000	Plan	Phase II ESA Planning Documents including generic QAPP (1), HASPs (6) and SAPs (6)
4	Site Remediation & Redevelopment Plans	Contractual	$180,000	$30,000	Plan	Site Specfic Remediation / Redevelopment Plans and/or Area Planning Documents (6)
		GRANT TOTAL	$600,000			

3.c. Measuring Environmental Results:

Establishing and tracking performance metrics will allow the Coalition to implement, assess and communicate progress toward program goals and to determine if implementation is producing the desired return on investment. To maintain steady progress throughout the grant period, consultants will prepare *monthly reports keyed to a master plan* prepared in compliance with the City's Cooperative Agreement Work Plan to summarize activities, e.g., milestones achieved, issues encountered, budget and schedule updates. These will be used to gauge progress, communicate with constituents and prepare performance reports meeting requirements of the Cooperative Agreement. Applicable site information will also be regularly entered in *EPA's ACRES database*, and Laurinburg will provide ongoing and post-grant information describing outcomes and benefits of the funding, including additional funds leveraged, number of jobs created, acres made ready for redevelopment, and tax revenue generated as a result of the program.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4.a.i. Organizational Structure: The City brings excellent, experienced leadership to the management of a Coalition Grant (see below, **Section 4.b.i** for a summary of major Federal and Non-federal grants). For ***Administrative and Technical Experience, Michael Mandeville, Community Development Director***, will be the primary administrative contact. He has degrees from West Virginia University; and experience in multi-disciplinary civil, environmental, and mining engineering projects. Prior to coming to the City, Michael worked for the Fayetteville (NC) Area Metropolitan Planning Organization. Additional administrative experience comes from City Manager, Charles Nichols, with an undergraduate degree from NC State and an MBA from UNC-

Pembroke. Charles has worked closely with SC Board of Commissioners, the SC School Board, and City Revitalization Corporation on the creation of the City's Art Garden. Charles is also a local businessman. ***City Finance Director, Carrie Neal,*** will provide ***Financial Experience***. She is a CPA with an undergraduate degree from the University of South Carolina. Carrie has previously worked as Assistant Manager of Financial Services for Franklin County, NC and CFO for Moore County, NC. Additional ***Project Management Experience*** will be provided by ***City General Services Director Harold Haywood,*** who has with extensive experience in project management. For ***Economic Development Experience, Mark Ward***, a native of Laurinburg with a degree in Sociology from UNC-Pembroke, currently serves as Executive Director of the SCEDC and brings a 20-year background in banking. Mark has been a successful recruiter of industrial clients in SC with particularly significant investment at an industrial site near the Laurinburg-Maxton Airport.

4.a.ii. Acquiring Additional Resources: The City will rely on a qualified outside contractor with appropriate expertise and resources to carry out the technical aspects of its Brownfields Program. For ***contractor selection and procurement***, Laurinburg follows competitive negotiation procedures required for all public bodies in the state to obtain professional services at reasonable cost. All procurement procedures will be conducted in compliance with 40 CFR 31.36 and the NC public procurement procedures for Qualifications Based Selection (QBS). Beginning with advertisement of a request for qualifications and proposals for professional services, followed by interviews with top candidates if needed, staff will score applicants, select and negotiate a contract with a qualified candidate. Applicable EPA solicitation clauses will be incorporated into the City's solicitation and final contract executed with the selected contractor.

4.b.ii. Laurinburg Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements.

(1) Purpose and Accomplishments: The City has an excellent track record in grant management and performing all phases of work. In 2007, the City received a $1.1 million grant from the Golden LEAF Foundation for a satellite campus of Richmond Community College in SC. More recently, the City has received two significant grants from the NC Rural Infrastructure Authority: $1.5 million for the 42-acre Incubator Park and $708,000 for a 165-acre "Smart Sites" location in the City. In 2018, NCDEQ awarded the City $2 million in CDBG funds for sewer infrastructure improvements in an existing low-income area that experiences significant issues with inflow and infiltration.

(2) Compliance with Grant Requirements: As noted above, the City has managed both federally and non-federally funded projects and is fully capable of successfully completing all phases of work under this cooperative agreement. Laurinburg is familiar with and understands the necessity of developing work plans, creating and maintaining schedules, and assuring adherence to project terms and conditions. For all projects identified above, all applicable site information, required administrative reports, design documentation, and final inspections were submitted in a timely manner and approved by funding and regulatory agencies with purview. Final project closeout was accomplished for these projects in compliance with program requirements.

City of Laurinburg, North Carolina on Behalf of a Coalition of
City of Laurinburg, Scotland County and Scotland County Economic Development Corporation
PROPOSAL FOR USEPA'S COMMUNITY-WIDE BROWNFIELDS COALITION ASSESSMENT GRANT
RFP NO. EPA-OLEM-OBLR-18-06 / CFDA NO. 66.818
Section III.A. – Threshold Criteria
January 31, 2019

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1. Applicant Eligibility

The City of Laurinburg (City) was established in 1877 as a separately chartered political subdivision of the State of North Carolina. The City is submitting this proposal as lead agency and grant applicant on behalf of the following Coalition members, all of whom are eligible entities for this funding:

- City of Laurinburg, North Carolina – General Purpose Unit of Local Government
- Scotland County, North Carolina – General Purpose Unit of Local Government
- Scotland County Economic Development Corporation – Local Land Clearance Authority

All coalition members have affirmed their agreement to be part of the coalition. See ***Threshold Criteria Attachments*** for copies of their letters of confirmation to apply for funding.

2. Community Involvement

Recognizing the importance of community involvement in the brownfields prioritization and redevelopment process, the Coalition will engage a citizen board made up of members of all Coalition communities to participate in the ***Laurinburg Brownfields Redevelopment Advisory Group (Laurinburg BRAG)***, which will advance a sustainable brownfields redevelopment program for the entire region and will serve as brownfields ambassadors, advisors and a steering committee throughout the project, bringing their community vision and expertise in business, construction, health care, and real estate. The community involvement and communications component of the proposed brownfields assessment program, which is described in greater detail in the Coalition's narrative proposal ***Section IV.E.2 – Community Need and Community Engagement***, includes (1) regular team meetings, (2) project updates at advertised public meetings, particularly at meetings and work sessions of the elected bodies of each Coalition locality, (3) maintaining a brownfields project information section on the localities' websites, (4) preparing printed materials, e.g., program brochures, and media releases to disseminate project updates and program success stories. The Coalition will also extend its outreach efforts to include opportunities for citizens to review project deliverables, especially remediation and redevelopment plans, through presentations to local business and civic organizations and through small group and neighborhood meetings, open house events and planning charrettes, facilitated by the BRAG, staff, and consultants, to allow a broad range of community perspectives.

3. Expenditure of Assessment Grant Funds

Not Applicable: The applicant affirms it does not have an active EPA Brownfields Assessment Grant.

County of Scotland

507 West Covington Street
Laurinburg, North Carolina 28352
Telephone: (910) 277-2406
Fax: (910) 277-2411
www.scotlandcounty.org

January 23, 2019

Mr. Michael Mandeville
Director of Community Development
City of Laurinburg
203 Atkinson Street
Laurinburg, NC 28352

Dear Michael:

Scotland County is pleased to join with the Scotland County Economic Development Corporation and the City of Laurinburg for the purpose of submitting an application for FY 2019 EPA Coalition Assessment Grant. We hereby affirm that are an eligible entity for this funding. We further endorse and support your submittal of the application on our behalf and agree that the City of Laurinburg will be the primary applicant and lead member who will continue to serve as project manager when we are selected for this program.

As a region, we believe strongly that economic development is vital to our growth and sustainability and that the appropriate redevelopment of existing properties is an effective economic development strategy. Together we have worked successfully on various projects that have had a positive economic impact on our region. We are pleased to continue this long-standing partnership with you and look forward to our continued shared success.

Sincerely,

Kevin Patterson
County Administrator

SCOTLAND COUNTY
economic development corporation

January 3, 2019

Mr. Michael Mandeville
Director of Community Development
City of Laurinburg
203 Atkinson Street
Laurinburg, NC 28352

Dear Michael:

The Scotland County Economic Development Corporation is pleased to join with the Scotland County, and the City of Laurinburg for the purpose of submitting an application for FY 2019 EPA Coalition Assessment Grant. We hereby affirm that are an eligible entity for this funding. We further endorse and support your submittal of the application on our behalf and agree that the City of Laurinburg will be the primary applicant and lead member who will continue to serve as project manager when we are selected for this program.

As a region, we believe strongly that economic development is vital to our growth and sustainability and that the appropriate redevelopment of existing properties is an effective economic development strategy. Together we have worked successfully on various projects that have had a positive economic impact on our region. We are pleased to continue this long-standing partnership with you and look forward to our continued shared success.

Sincerely,

Mark Ward
Executive Director

16800A US Hwy 401 Bypass
Laurinburg, NC 28352
910-266-4326

CITY OF LAURINBURG, NORTH CAROLINA
PROPOSAL FOR USEPA'S COMMUNITY-WIDE BROWNFIELDS COALITION ASSESSMENT GRANT
RFP NO. EPA-OLEM-OBLR-18-06 / CFDA NO. 66.818
January 31, 2019
Attachment 1 for SF424 Submittal

AREAS AFFECTED BY PROJECT

1. City of Laurinburg, North Carolina
2. Scotland County, North Carolina

OMB Number: 4040-0004
Expiration Date: 12/31/2019

Application for Federal Assistance SF-424

* 1. Type of Submission:
- [ ] Preapplication
- [x] Application
- [ ] Changed/Corrected Application

* 2. Type of Application:
- [x] New
- [ ] Continuation
- [ ] Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received: 01/28/2019

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: City of Laurinburg, North Carolina

* b. Employer/Taxpayer Identification Number (EIN/TIN): 56-6001263

* c. Organizational DUNS: 0921476230000

d. Address:

* Street1: 303 West Church St.
Street2:
* City: Laurinburg
County/Parish: Scotland
* State: NC: North Carolina
Province:
* Country: USA: UNITED STATES
* Zip / Postal Code: 28352-3719

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: Mr.
* First Name: Michael
Middle Name: David
* Last Name: Mandeville
Suffix:

Title: Community Development Director

Organizational Affiliation:
City of Laurinburg

* Telephone Number: 910-276-8324
Fax Number:

* Email: mmandeville@laurinburg.org

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

*** 12. Funding Opportunity Number:**

EPA-OLEM-OBLR-18-06

* Title:

FY19 GUIDELINES FOR BROWNFIELDS ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

1235-01 - 19 0124 - Laurinburg - SF424 - At

Add Attachment | Delete Attachment | View Attachment

*** 15. Descriptive Title of Applicant's Project:**

USEPA Community-Wide Brownfields Assessment Coalition Program

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant: NC-09
* b. Program/Project: NC-09

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 10/01/2019
* b. End Date: 09/30/2022

18. Estimated Funding ($):

* a. Federal	600,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	600,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .

☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: Mr. * First Name: Michael

Middle Name: David

* Last Name: Mandeville

Suffix:

* Title: Community Development Director

* Telephone Number: 910-276-8324 Fax Number:

* Email: mmandeville@laurinburg.org

* Signature of Authorized Representative: Michael Mandeville * Date Signed: 01/28/2019

R04-19-A-061

Town of Louisburg

110 W. Nash St.
Louisburg, N.C. 27549

Office of the Town Administrator

State of North Carolina

PROPOSAL FOR USEPA'S COMMUNITY-WIDE BROWNFIELDS ASSESSMENT GRANT
RFP NO. EPA-OLEM-OBLR-18-06 / CFDA NO. 66.818

Section IV.D. – Narrative Information Sheet
January 31, 2019

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1. Applicant Identification

   Town of Louisburg, North Carolina
   110 W. Nash Street
   Louisburg, North Carolina 27549

2. Funding Requested

   a. Assessment Grant Type: Community Wide

   b. Federal Funds Requested

      i. $ 300,000

      ii. N/A- Not Site-Specific

   c. Contamination:

Hazardous Substances	-$180,000
Petroleum	-$120,000

3. Location:

   Town of Louisburg, Franklin County, North Carolina

4. Property Information for Site-Specific Proposals: N/A

(919) 496-4145 • FAX (919) 496-6319

5. Contacts

a. Project Director
Jonathan Franklin, Town Administrator
110 W. Nash Street, Louisburg, North Carolina 27549-2526
(919) 496-3406
jfranklin@ncrrbiz.com

b. Chief Executive/Highest Ranking Elected Official
The Hon. Karl T. Pernell, Mayor
110 W. Nash Street, Louisburg, North Carolina 27549-2526
(919) 496-4145
cpatterson@ncrrbiz.com

6. Population

US Census Bureau, 2013-2017 ACS 5-Year Estimate:
Town of Louisburg: 3,547

7. Other Factors Checklist

Other Factors	Page #
Community population is 10,000 or less.	3
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	N/A
The priority brownfield site(s) is impacted by mine-scarred land.	N/A
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	2
The priority site(s) is in a federally designated flood plain.	2 & 3
The redevelopment of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.	N/A
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	7 & 8

8. Letter from the State or Tribal Environmental Authority: See Attached

ROY COOPER
Governor
MICHAEL S. REGAN
Secretary
MICHAEL SCOTT
Director

NORTH CAROLINA
Environmental Quality

January 8, 2019

Jonathan Franklin
Town of Louisburg Town Administrator
110 W. Nash Street
Louisburg, NC 27549

Re: U.S. EPA Brownfields Assessment Grant – Town of Louisburg

Dear Mr. Franklin,

The North Carolina Department of Environmental Quality (DEQ) Brownfields Program acknowledges and supports the Town of Louisburg's application for a U.S. EPA Brownfields Assessment Grant. We are aware that your grant focuses on the South Main Street corridor from the south bank of the Tar River to the southwestern Town limits that is targeted for preservation and renovation to an area that is culturally important to the history of the Town. This grant would be a tremendous economic development achievement for the Town.

We hope that the Town of Louisburg is successfully awarded this grant, and we will continue to support you in your Brownfields redevelopment efforts. The Brownfields Program offers technical project guidance in accordance with our program, throughout the life of your project. This is a major key to ensuring grant applicants make efficient use of the federal funds awarded. The liability protection offered by the program is also a primary marketing tool for developers and instrumental in securing financing.

The Brownfields Program can also assist with outreach efforts to your local community regarding reuse for recreational purposes and the controls to be put in place to make the property suitable. The liability protection offered by a Brownfields Agreement is a benefit to the whole community and can often facilitate additional economic development.

We look forward to working with you regardless of a grant award or not. We truly believe successful Brownfields projects can rejuvenate a community.

Sincerely,

Bruce Nicholson
Brownfields Program Manager

ec: Cindy Nolan, U.S. EPA Region 4

North Carolina Department of Environmental Quality | Division of Waste Management
217 West Jones Street | 1646 Mail Service Center | Raleigh, North Carolina 27699-1646
919.707.8200

TOWN OF LOUISBURG, NORTH CAROLINA
PROPOSAL FOR USEPA'S COMMUNITY-WIDE BROWNFIELDS ASSESSMENT GRANT
RFP NO.: EPA-OLEM-OBLR-18-06 CFDA NO: 66.818
Section IV.E. – Narrative Proposal / Ranking Criteria
January 31, 2019

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1.a.i. Background and Description of Target Area: The Town of Louisburg has a rich history along the banks of the Tar River in Franklin County, North Carolina (NC). The ford in the river became the village that grew into a mercantile hub. The county, named in honor of Benjamin Franklin, was formed in 1779 near the end of the Revolution, and Louisburg, named for King Louis XVI, was incorporated as the county seat. The town grew due to the local agricultural economy, especially with its cash crops of cotton, wheat, and, eventually, tobacco. Simultaneously came the merchants, doctors, attorneys, and craftsmen, along with their slaves, who built grand homes north of the Tar River with tobacco and cotton warehouses and their related seed companies south of the River. Louisburg is proud to be the home of Louisburg College, founded by the Methodist Church in 1787, the country's oldest, private, two-year college. During the Jim Crow period, African-American residents and businesses also dotted the area on the "South End." The original, historic freight depot was located there as were diners and cafes, churches, grocers, the historic Rosenwald School for African-American children, and many "shot gun" houses (as today's residents recalled them). Several historic churches from the late 1800's and early 1900's remain in the area.

In the most recent period, however, with the expansive growth of the Research Triangle, (bounded by the cities of Raleigh, Durham, Cary, and Chapel Hill, and, now, Franklin County [FC]), Louisburg has expanded as US 401 from the capital city receives four lanes. Although, a portion of Louisburg appears as a "hole in the doughnut." In particular is the target area, the commercial-residential corridor along South Main Street or "South End" (State Route 1229) from the south bank of the Tar stretching to the southwestern Town limits at the intersection of NC Route 56 and Louisburg Road (also known as US 401). South End contains many vacant lots (some fenced, some not), abandoned storefronts, a couple of gas stations, and auto-repair shops along S. Main Street. With US 401 encircling the town, and a major entrance into town now located at US 401 and East Nash Street, the target area is somewhat isolated. It is a portion of town that has the potential for infill development and to provide locations for residential or commercial redevelopment that would counter the sprawl often associated with areas that have potential growth. The size of the area is suitable for a Community-Wide Brownfields Assessment Grant. The first impression of the target area is blight and poverty, an area in great need of revitalization.

Another "corridor of opportunity" is near South End adjacent to US 401 along Burke Blvd that has several parcels ready to be redeveloped. These privately owned properties at the gateway to the Town offer an excellent opportunity for future commercial development, and the property owner has expressed great interest to the Town in inviting assessments and other assistance towards redevelopment of this corridor. Dr. Robert O. Schaff, the property owner who is also a private developer has over the years invested heavily in the Town's redevelopment efforts, including

substantial contributions to infrastructure and improvements at the gateway to the Town, and is greatly interested in further investment of time and resources in the Town's redevelopment.

A rather large 23 acre area adjacent to Louisburg College has just been purchased for residential development. The new owner is a successful graduate of the College and developer who now lives in South Carolina. All of these corridors have an abundance of brownfields sites in neighborhoods that are economically and socially distressed, and whose assessment and redevelopment has transformative potential to the Town and its residents.

1.a.ii. Description of the Priority Brownfield Sites: ***A priority brownfield site in Louisburg sits above and across the street from the Tar River at the corner of S. Main and Seaboard Street: the historic former Seaboard Air Line Railroad Freight Station located on "Depot Hill.[1]"*** Louisburg's Bike Trail passes on northeast side providing the building with the potential of another prominent gateway into Downtown and a singular feature in the South End. After its original use as a freight depot was over, the large now old, dilapidated structure has been used for warehousing fertilizer and other goods. Potential impact to this site from historical undocumented releases of hazardous substances or petroleum products is likely as well as lead-based paint and asbestos. The Town purchased the building with the intent of redeveloping it (see below, ***Section 1.b.i.*** for the redevelopment project's alignment with planning). Several uses are under consideration: sorely needed community meeting space and a possible site for a farmer's market to bring fresh foods to S. Main that is, sadly, a food desert. There are numerous vacant and developed lots in this vicinity that could be redeveloped commercially. ***These lots, portions of which are located adjacent to the Tar and within a designated flood plain,***[2] face S. Main and are owned by a local developer who has concerns about the potential for contamination. T&A's Auto Repair (606 S. Main) is a potential petroleum site. Another potential petroleum site is 1173 US 401, a convenience store with gas pumps. At 1048 S. Main is a retail building (mostly vacant) that contains a barbershop. The corner of Bunn Road and S. Main (901 S. Main) – the site of the old library is a developable lot. In addition, at 942 S. Main, there is the Franklin County bus garage, and then Duke's Auto Mart, at 410-412 N. Bickett Blvd, both potentially hazardous materials and petroleum contaminated sites.

1.b.i. Redevelopment Strategy and Alignment with Revitalization Plans: The ***Louisburg Strategic Economic Development Plan*** approved for 2018-2019, has as a clear objective on the investment of public funds in efforts to garner community pride. One focus is "on the improvement of the South Main Corridor."[3] The plan goes on to underscore the importance of a brownfields application and marketing the area to developers and buyers.[4] One interesting recommendation is for the town to make the northern entryway to South End more attractive by lighting the bridge over the Tar River. Also, as noted in previous section the assessment of the Depot Hill site and vicinity sites is key to the realization of the Town's plan and vision to bring this site to productive reuse and therefore address the pressing community needs of this neighborhood which is a food desert.

---

[1] Louisburg Strategic Economic Development Plan 2018-2019. https://files.daa.com/dl/wv292qksR5

[2] Franklin County GIS, retrieved 01/24/19: http://maps2.roktech.net/Franklin_GM4/#

[3] Louisburg Economic Development Plan, 2016 : http://townoflouisburg.org/economic-development/

[4] *Ibid.*

1.b.ii. Outcomes and Benefits of Redevelopment Strategy: The South Main Corridor offers potential locations, given the number of now vacant lots, to serve the community in many ways. Access to fresh food is a significant need that may soon be met though (as mentioned above) to the reuse of a portion of the Depot as a farmer's market. Redevelopment of the US 401 by-pass (Bickett Blvd) has taken grocery stores away from the Corridor, creating a food desert for the many elderly residents of South End. Greenspace near the Tar River where ***several buildings are now in a flood plain*** can expand an existing riverside park into the South End area serving the community. The park expansion near S. Main can add an important dimension of quality of life via healthy recreation to South End. Assessment of these various sites will also initiate much other commercial investments in this target area and spurring the much needed economic redevelopment and social revitalization of this area.

1.c.i. Resources Needed for Site Reuse: The Town fully anticipates the need to secure additional funding for assessment, revitalization and redevelopment of their sites and communities. Upon completion of assessments and planning, additional funds will be sought for remediation and redevelopment through federal, state and private partners. The Town is eligible for funding from a variety of sources including the programs of the NC Rural Center whose purpose is to develop strategies for sustainable rural communities. There is a NC building reuse program for vacant buildings and their expansion. USDA Rural Development offers loans that can be particularly helpful in multi-use, Main Street projects. Louisburg is also eligible for funds from the GoldenLEAF Foundation, particularly appropriate given the town's role in what was a thriving tobacco economy. Furthermore, investments from private developers such as Dr. Schaff (detailed in Section 1.a.i) are anticipated to continue to further support the Town's redevelopment, and the Town will continue to seek out and attract additional private investments to supplement federal, state and other funding towards realization of redevelopment of brownfields.

1.c.ii. Use of Existing Infrastructure: The areas/corridors in Town targeted for the Brownfields redevelopment already have existing, adequate, water, sewer, and electrical infrastructure in place. Cost estimates of the redeveloped Depot includes significant space for a community center as well as needed utility improvements. NC, FC, and the town have cooperated over the years in utility improvements. As the need arises, such cooperation will continue.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a.i. The Community's Need for Funding: In recent years, while Franklin County has steadily grown, its County Seat has remained relatively stagnant (the "hole in the doughnut"). There has been a slight growth in population since 2000 (current 2017 Census Estimates place Louisburg's population at 3,503), but among key indicators (median household income, overall poverty rate, female head of household in poverty and those over 65 in poverty) Louisburg lags far behind its county and the state. The Median Household Income (MHI), for example, in 2000 was $29,755. Sadly, a 2017 estimate is $27,581.[5] In the Census Tract that includes South End (0603.02) plus an

[5] US Census Bureau, 2013-2017 ACS 5-Year Estimates, DP05 – Demographic & Housing Estimates: https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_17_5YR_DP05&prodType=table US Census Bureau, 2013-2017 ACS 5-Year Estimates, DP03 – Selected Economic Characteristics: https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_17_5YR_DP03&prodType=table

area of Franklin County, the MHI is a stunningly low $18,491.[6] The loss of traditional manufacturing, an aging work force, and a high percentage of the Town predominant minority population (57.9%) makes Louisburg resemble more its community neighbors in portions of eastern NC than a Town only 30 miles from the Capital City. These facts indicate that Louisburg cannot initially draw from its own resources to carry out the much-needed environmental assessments.

2.a.ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations: In late 2015, Louisburg's Franklin Medical Center closed, leaving the town (and county) without a hospital.[7] Thankfully, Duke Primary Care and Impact Primary and Urgent Care have located in Louisburg. The citizens of the target area, however, are predominately minority and elderly. Access to medical care is still a challenge to the community. The latest data on the town indicates that 26% of those over 65 are in poverty, compared to 9.9% in NC. There is no doubt that these vulnerable populations will benefit through redeveloping brownfield sites in the Corridor through an economic boost and the improvement of the physical environment, and consequent development of accessible health care providers nearby. [8]

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: Although one cannot easily mine the heath data from Louisburg to the target area itself, one can discern the greater than normal occurrence of the following in Louisburg (compared to the county and NC): high blood pressure; elevated cholesterol; arthritis; stroke; cancer/malignancy; women requiring hysterectomies; and those requiring healthcare equipment. [9] For example, 12.4% of those in Louisburg have diabetes (verses 10.4% in NC); 30.3% have high blood pressure (versus 23.3% in NC); 21.2% have high cholesterol (verses 18.9 in NC); and the cancer/malignancy percentages are striking – 10.5% in Louisburg (versus 8.1% in NC). [10] In the project area, there has been long-term exposure to contaminants wrought by the corridor's history and location. Assessment and subsequent redevelopment on South Main Street is imperative to reverse the grip of these chronic conditions. The proximity of South End's brownfields to residential areas is of grave concern. In addition, the target area is home to funeral homes and churches where the public frequent.

(3) Economically Impoverished /Disproportionately Impacted Populations: The citizens of the South Main Corridor are economically impoverished (e.g., an MHI of $18,491) over 70% of the residents African American. They live on ancestral land, surrounded by the vestiges of pollutants and contaminants associated with brownfields. These economic inequalities result in exposure to the social determinants of health that include housing, education, family stability, food security, transportation and working conditions. Crime in Louisburg (especially theft) is higher than national averages.[11] Sadly, poverty and blight – so prevalent in the South End corridor – may be a breeding ground for crime.

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[6] City Data.com, Louisburg North Carolina, 2018: http://www.city-data.com/city/Louisburg-North-Carolina.html#b.

[7] WRAL.com, 2015: https://www.wral.com/franklin-medical-center-to-close-next-week/14953943/

[8] DATA USA, Louisburg NC, 2019: https://datausa.io/profile/geo/louisburg-nc/

[9] City Data Health and Nutrition, Louisburg, NC, 2019: http://www.city-data.com/health-nutrition/Louisburg-North-Carolina.html

[10] *Ibid.*

[11] City Data Crime Rates, 2019: http://www.city-data.com/crime/crime-Louisburg-North-Carolina.html

2.b.i. Community Involvement: Recognizing the importance of community involvement in the brownfields prioritization and redevelopment process, the Town will engage a citizen board made up of members of community partners to participate in the ***Louisburg Brownfields Redevelopment Advisory Group (Louisburg BRAG)***, which will advance a sustainable brownfields redevelopment program for the entire region and will serve as brownfields ambassadors, advisors and a steering committee throughout the project, bringing their community vision and expertise in business, construction, health care, and real estate. Among the first tasks of the BRAG will be development of a ***community involvement plan*** to guide broader community involvement to support the overarching goals of the program and engage affected community members to understand their needs, concerns, and interests related to the brownfields program. The purpose of this plan is to provide a voice for the broader community and a forum for those who may not be directly represented by the BRAG. Based on initial outreach efforts by the Town, the following ***project partners*** have committed to participation in the program:

Partner Name	Point of Contact / Email / Phone	Specific Role in Project
Franklin County	Angela Harris, County Manager, alharris@franklincountync.us 919-554-1863	Liaison with County Commissioners and citizens
Frankling County Economic Development Commission	Richie Duncan, Director, rduncan@franklincountync.us 919-554-1863	Marketing Brownfield site and stabilization of existing businesses in the target area
The Franklin Times	Gary Cunard, Publisher gcunard@yahoo.com 919-496-6503	Disseminate information about the grant and report on progress
Louisburg College	Dr. Gary Brown, President gmbrown@louisburg.edu 919-497-3226	Hosting meetings and facilitating any faculty and staff support that can further the success of the grant
Alston & Anderson Funeral Home	James T. Anderson 919-496-4887	Mr. Anderson is a business owner in and resident of South Main
Robert O. Schaaf, MD	Robert O. Schaaf, MD roschaaf@aol.com 919-882-8442	Dr. Schaaf is a local private developer and resident of Louisburg.

2.b.ii. Incorporating Community Input: The Brownfields Task Force has already identified "South End" as the primary target area. This community group will be expanded to insure the residents of the target area are further involved and immersed in the assessment and redevelopment plans for their neighborhood. Its expansion will include developers, bankers, stakeholders, and more community leaders and residents. Among the elements of the community involvement plan will be a schedule for providing regular community updates through press releases, website content, and social media outlets. The community involvement plan will also include schedules for open house meetings and planning charrettes that will occur at appropriate intervals throughout the 3-year project period. These advertised public meetings will be conducted during evening and/or weekend hours to encourage participation by the entire community. With focus on stakeholders who will be most affected by the project, these meetings will include updates by BRAG members, staff and

consultants about program status to provide an open forum for engagement and education, facilitate direct, two-way communication and encourage the exchange of ideas. Formal project updates will be conducted through advertised public information presentations at regular intervals, at least once per year, to keep the general public informed of progress.

3. TASK DESCRIPTIONS, COST ESTIMATES AND MEASURING PROGRESS

Task Descriptions below define grant funded activities for both hazardous and petroleum sites and include information regarding how estimated costs were derived. ***Task Descriptions (Section 3.a)*** are followed by an associated ***Budget Table*** and a ***Summary Outputs Table*** included in ***Section 3.b***. Per ***Section 4.a.ii***, all contractual activities will be conducted by a qualified contractor/consultant.

3.a. Description of Tasks and Activities

Task 1: Cooperative Agreement Oversight and Community Engagement – Total $17,000
$4,500 Travel + $500 Supplies + $12,000 Contractual ($10,200 Hazardous / $6,800 Petroleum)

Cooperative Agreement Oversight includes activities integral to achieving the purpose of the grant, e.g., project oversight, administration, performance monitoring and reporting, and attending conferences. While these programmatic activities are eligible for reimbursement, they will be conducted in-kind by Town staff at an estimated $18,000 ($6,000 average per year). Grant eligible direct (reimbursable) costs include a travel budget of $4,500 ($1,500 average per event) for one or two staff representatives to attend up to three conferences, including EPA National and Region 3 Brownfields Conferences as well as state conferences during the project period. Direct costs for advertisement of public meetings and community events and printing of related project materials (site brochures, posters, maps, etc.) are budgeted at $500 ($167 average per event). Contractual costs for this task include consultant reporting assistance estimated at $6,000 ($2,000 per year) for preparing quarterly and annual status reports and entering and updating site information in ACRES throughout the 3-year project period. Contractual costs for ***Community Engagement*** activities are estimated at $6,000 ($2,000 per year) and include providing technical assistance to engage and maintain interaction with stakeholders and the community throughout the project. Primary activities include (1) developing news releases for local media and content for a special brownfields program webpage to provide project updates, post reports and summaries of findings, and cite success stories; (2) preparing and updating educational and outreach materials describing the program and its benefits to property owners, developers and citizens; and (3) facilitating advertised public informational meetings for affected residents and businesses approximately once per year (3 total). Estimated in-kind expense of $12,000 ($4,000 per year) for Community Engagement Activities includes staff time to coordinate and participate in stakeholder and community meetings.

Task 2: Brownfields Inventory Mapping / Database, Preliminary Site Characterization, Eligibility Determinations, Prioritization and Access Coordination
Total $9,000 Contractual ($5,400 Hazardous / $3,600 Petroleum)

Louisburg will begin their program by directing their selected consultant to develop a GIS-based brownfields site inventory and database to identify candidate sites throughout the Town. Inventoried properties will be characterized, prioritized based on potential environmental impacts and site redevelopment goals, and a pool of candidate sites will be identified using this tool. The Town will utilize and expand the inventory throughout the grant cycle. The number of

sites chosen for assessment will depend upon access considerations and projected assessment costs. No assessments will be conducted prior to confirming eligibility with EPA, and, when applicable, with DEQ for petroleum sites. In-kind staff expenses are estimated at $5,000 ($1,667 average per year) to oversee Task 2 and coordinate site access with private property owners.

Task 3: Environmental Site Assessments (ESAs)
Total $184,000 Contractual ($110,400 Hazardous / $73,600 Petroleum)

Upon receiving favorable eligibility determinations and access from property owners, Louisburg's consultants will conduct approximately ***10 Phase I ESAs (6 Hazardous and 4 Petroleum).*** The number of Phase I ESAs conducted will be determined during the preliminary inventory process. ESAs will be compliant with ASTM E1527-13, which meets EPA's latest All Appropriate Inquiry standard. Time and costs for completion of Phase I ESAs are contingent upon many factors, e.g., property size, existing improvements, past and present uses, and extent of known or suspected Recognized Environmental Conditions (RECs), but approximately 3-4 Phase I ESAs will be completed per year with all being completed within 24 to 30 months of site selection at an average contractual unit cost of $5,000 per assessment, which is common for industrial and commercial properties anticipated for these assessments. Based on Phase I ESA results, sites will be evaluated to determine which require Phase II ESAs, which will include (a) project planning activities, e.g., a generic Quality Assurance Project Plan (QAPP) and site specific Health and Safety Plans (HASPs) and Sampling and Analysis Plans (SAPs); (b) soil and groundwater sampling; (c) lab analyses; and (d) summary reports with recommendations for further action, if warranted. Louisburg expects to complete ***three Phase II ESAs (2 Hazardous and 1 Petroleum)*** within 24 to 30 months of site selection. Based on experience with similar properties, contractual services will average $40,000 per Phase II ESA (3) and $2,000 per project plan (7). Estimated in-kind commitment of $6,000 per year ($18,000 total) includes staff time to coordinate with consultants and owners, oversee/monitor assessments, and review results/reports prior to EPA submittal.

Task 4: Preliminary Planning for Remediation and Redevelopment
$90,000 Contractual $54,000 Hazardous / $36,000 Petroleum)

For sites selected for Phase II ESAs, preliminary remediation plans will be prepared to review alternatives for further environmental investigation and/or remediation, if warranted. Preliminary cost estimates will be developed for alternatives, and reports will be prepared and coordinated with EPA and DEQ for approval of any proposed remedial actions. Louisburg staff and consultants will also work with community stakeholders to conduct preliminary area-wide or site-specific redevelopment planning for selected target areas and/or individual properties. These activities will be undertaken to determine site reuse options and may include feasibility studies, market analyses, conceptual plans and related reports intended to evaluate economic potential for assessed properties. A total of 3 Remediation / Redevelopment Plans are anticipated at an average contractual cost of $30,000 per plan. Coordination with EPA and DEQ, informing citizens of site findings, and gathering input for redevelopment plans will be provided by staff on an in-kind basis at approximately $3,000 per plan ($9,000 total) for this task. ***NOTE: The Planning Task budget of $90,000 represents 30% of the total grant budget as indicated on Louisburg's Other Factors Checklist.***

3.b. Cost Estimates and Outputs: The ***Task Descriptions*** above include information regarding how estimates were derived for each task and were developed to achieve the primary goal of completing 10 Phase I ESAs; 3 Phase II ESAs, including associated quality assurance and work plans; and 3 remediation/redevelopment plans within the 3-year project period. The ***Project Budget Table*** below includes direct costs for travel, supplies and contractual assistance. The Town will provide in-kind services, including administration, coordination and product reviews, and will supplement incidental expenses for communication materials, advertisement, and other community involvement activities through their general fund budget if needed. The number of sites assessed will be consistent with the ***Project Outputs Summary*** that follows the budget.

PROJECT BUDGET

TASK ➡ / CATEGORY ⬇	1 Oversight / Community Engagement	2 Inventory / Prioritization / Access	3 Environmental Site Assessments (ESAs)*	4 Remediation / Redevelopment Planning	TOTAL
Travel	$4,500	$0	$0	$0	**$4,500**
Supplies	$500	$0	$0	$0	**$500**
Contractual	$12,000	$9,000	$184,000	$90,000	**$295,000**
SUBTOTAL	**$17,000**	**$9,000**	**$184,000**	**$90,000**	**$300,000**
Hazardous Sites	$10,200	$5,400	$110,400	$54,000	**$180,000**
Petroleum Sites	$6,800	$3,600	$73,600	$36,000	**$120,000**
GRANT TOTAL	**$17,000**	**$9,000**	**$184,000**	**$90,000**	**$300,000**

*Includes Phase I and II ESAs and Quality Assurance Documents / Work Plans (QAPP, HASPs, SAPs)

PROJECT OUTPUTS SUMMARY

TASK	DESCRIPTION	CATEGORY	BUDGET	AVERAGE	PER	ANTICIPATED OUTPUTS
1	Cooperative Agreement Oversight & Reporting	Contractual	$6,000	$2,000	Year	Quarterly Reports (4 / Year), Annual Reports (3), Property Profile Forms / ACRES Entries (10)
1	Community Involvement	Contractual	$6,000	$2,000	Year	Meetings (1 / Yr = 3), Program Brochures (3), Media Releases (3), Web Content
1	Travel	Direct	$4,500	$1,500	Event	Conferences (3) for 1-2 Staff, depending on event location
1	Supplies	Direct	$500	$167	Event	Advertisement, Printing (3 Community or Site Events)
2	Inventory/Database Site Prioritization/Eligibity	Contractual	$9,000	$3,000	Year	Site Inventory / Map / Database (1); Site Eligibility Forms and/or Updated Forms (15)
3	Phase I ESAs	Contractual	$50,000	$5,000	Site	Phase I ESA Reports (10)
3	Phase II ESAs	Contractual	$120,000	$40,000	Site	Phase II ESA Reports (3)
3	Quality Assurance Plans	Contractual	$14,000	$2,000	Plan	Phase II ESA Planning Documents including generic QAPP (1), HASPs (3) and SAPs (3)
4	Site Remediation & Redevelopment Plans	Contractual	$90,000	$30,000	Plan	Site Specfic Remediation / Redevelopment Plans and/or Area Planning Documents (3)
		GRANT TOTAL	**$300,000**			

3.c. Measuring Environmental Results: Establishing and tracking performance metrics will allow the Town to implement, assess and communicate progress toward program goals and to determine if implementation is producing the desired return on investment. To maintain steady progress throughout the grant period, consultants will prepare ***monthly reports keyed to a master plan*** prepared in compliance with the Town's Cooperative Agreement Work Plan to summarize activities, e.g., milestones achieved, issues encountered, budget and schedule updates. These will be used to gauge progress, communicate with constituents and prepare performance reports meeting requirements of the Cooperative Agreement. Applicable site information will also be regularly entered in ***EPA's ACRES database***, and Louisburg will provide ongoing and post-grant information describing outcomes and benefits of the funding, including additional funds leveraged, number of jobs created, acres made ready for redevelopment, and tax revenue generated as a result of the program.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4.a.i. Organizational Structure: Louisburg is blessed with a talented leadership team lead by ***Town Administrator, Jonathan Franklin***, whose vision has positioned the town for success as evidenced in the town's Strategic Economic Plan. Jonathan will serve as ***Authorized Organization Representative (AOR)***. He holds a Masters' Degree in Public Administration from Appalachian State University and has 8 years of senior administrative experience. Jonathan is the former Town Administrator of Maysville, NC. There Jonathan assisted with design and implementation \ of their "Naturally Welcoming" re-branding project and the creation of the Maysville Economic Leadership Organization, the town's first non-profit aimed at community participation, and revitalization. His ***Finance Officer is Sean Medlin*** who has been with the town since 2008. Sean, a native, is a graduate of Louisburg College, North Carolina Wesleyan College in nearly Rocky Mount, and in addition, he brings 20 years of experience from the private sector. ***Jimmy Ellington*** brings technical experience from his role of ***Superintendent of the Wastewater Treatment*** facility. Jimmy will assist with the selection of qualified environmental consultants to carry out the technical aspects of the project. ***Tony King, Assistant Town Manager***, who also holds a Master's Degree in Public Administration from Appalachian State University has been with the town since 1991, bringing to the staff a wide range of talents, responsibilities, and connections with local, state, and federal partners. Tony oversees planning, core enforcement, and historic preservation.

4.a.ii Acquiring Additional Resources: The Town will rely on a qualified outside contractor with appropriate expertise and resources to carry out the technical aspects of its Brownfields Program. For ***contractor selection and procurement***, Louisburg follows competitive negotiation procedures required for all public bodies in the state to obtain professional services at reasonable cost. All procurement procedures will be conducted in compliance with 40 CFR 31.36 and the NC public procurement procedures for Qualifications Based Selection (QBS). Beginning with advertisement of a request for qualifications and proposals for professional services, followed by interviews with top candidates if needed, staff will score applicants, select and negotiate a contract with a qualified candidate. Applicable EPA solicitation clauses will be incorporated into Louisburg's solicitation and final contract executed with the selected contractor. All contractual activities will be conducted by a qualified contractor/consultant.

4.b.ii. Louisburg Has not Received an EPA Brownfields Grant but Has Received Other Federal or Non-Federal Assistance Agreements

(1) Purpose and Accomplishments: The Town was awarded and managed major grants for water system improvements ($255,000) and upgrades to its wastewater treatment facilities ($900,000) through the federally-funded Drinking Water and Clean Water State Revolving Funds (SRF) administered by NCDEQ. The Town now has adequate capacity to continue to provide these critical services into the future. In addition, the NC Legislature awarded the town $150,000 earmarked for planning downtown revitalization. The current EPA application is an outcome of that work. In cooperation with NCDOT and the Federal Highway Administration, the town installed sidewalks in South Main Street target area.

It is important to note that Louisburg did receive a Targeted Brownfield Assessment in 2018 for the Little River Gas and Oil site located at 1040 S. Main Street. The Assessment was undertaken by Tetra Tech, Inc., and concluded that a Phase II should be conducted on the site. The property was given to the Town and is located near the Town's Bike Trail. There has been interest from an adjacent property owner in purchasing the site. Redevelopment there could be transformative to the South End, by providing an anchor at the US 401 and South Main intersection. This site and those surrounding could offer another gateway to a sadly isolated portion of Louisburg.

(2) Compliance with Grant Requirements: In each instance the Town fulfilled the requirements of developing a work plan, maintaining a timely schedule, and fulfilled the terms and conditions of all assistance agreements. The Town's leadership team reported to the given agency in a timely and acceptable manner. For all projects identified above, all applicable site information, required administrative reports, design documentation, and final inspections were submitted in a timely manner and approved by funding and regulatory agencies with purview. Final project closeout was accomplished for these projects in compliance with program requirements.

Town of Louisburg, North
PROPOSAL FOR USEPA'S COMMUNITY-WIDE BROWNFIELDS ASSESSMENT GRANT
RFP NO. EPA-OLEM-OBLR-18-06 / CFDA NO. 66.818
Section III.A. – Threshold Criteria
January 31, 2019

1. Applicant Eligibility

The Town of Louisburg, North Carolina was incorporated in 1779. As a chartered political subdivision of the State of North Carolina, Louisburg is considered a ***General Purpose Unit of Local Government*** and an eligible applicant for funding under EPA guidelines having rights to conduct associated activities within the Town's incorporated limits under the EPA Cooperative Agreement.

2. Community Involvement

The Town will engage a citizen board made up of members from the community to participate in the ***Louisburg Brownfields Redevelopment Advisory Group (Louisburg BRAG)***, which will advance a sustainable brownfields redevelopment program for the Town and will serve as brownfields ambassadors, advisors and a steering committee throughout the project, bringing their community vision and expertise in business, construction, health care, and real estate. The community involvement and communications component of the proposed brownfields assessment program, which is described in greater detail in the Town's narrative proposal ***Section IV.E.2 – Community Need and Community Engagement,*** includes (1) regular team meetings, (2) project updates at advertised public meetings, particularly at meetings and work sessions of the Town Council and Planning Commission, (3) maintaining a brownfields project information section on the Town's website, (4) preparing printed materials, e.g., program brochures, and media releases to disseminate project updates and program success stories. The Town will also extend its outreach efforts to include opportunities for citizens to review project deliverables, especially remediation and redevelopment plans, through presentations to local business and civic organizations and through small group and neighborhood meetings, open house events and planning charrettes, facilitated by the BRAG, staff, and consultants, to allow a broad range of community perspectives.

3. Expenditure of Assessment Grant Funds

Not Applicable: The applicant affirms it does not have an active EPA Brownfields Assessment Grant.

OMB Number: 4040-0004
Expiration Date: 12/31/2019

Application for Federal Assistance SF-424

* 1. Type of Submission:	* 2. Type of Application:	* If Revision, select appropriate letter(s):
☐ Preapplication	☒ New	
☒ Application	☐ Continuation	* Other (Specify):
☐ Changed/Corrected Application	☐ Revision	

* 3. Date Received:	4. Applicant Identifier:
01/28/2019	

5a. Federal Entity Identifier:	5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:	7. State Application Identifier: North Carolina

8. APPLICANT INFORMATION:

* a. Legal Name: Town of Louisburg

* b. Employer/Taxpayer Identification Number (EIN/TIN):	* c. Organizational DUNS:
56-6001272	0400539280000

d. Address:

* Street1:	110 W Nash St
Street2:	
* City:	Louisburg
County/Parish:	North Carolina
* State:	NC: North Carolina
Province:	
* Country:	USA: UNITED STATES
* Zip / Postal Code:	27549-2526

e. Organizational Unit:

Department Name:	Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:		* First Name:	JONATHAN
Middle Name:			
* Last Name:	FRANKLIN		
Suffix:			

Title:

Organizational Affiliation:
Town of Louisburg

* Telephone Number:	9194671004	Fax Number:	

* Email: jfranklin@ncrrbiz.com

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

*** 12. Funding Opportunity Number:**

EPA-OLEM-OBLR-18-06

* Title:

FY19 GUIDELINES FOR BROWNFIELDS ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment | Delete Attachment | View Attachment

*** 15. Descriptive Title of Applicant's Project:**

USEPA COMMUNITY-WIDE BROWNFIELDS ASSESSMENT GRANT

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant NC-02 * b. Program/Project NC-02

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 10/01/2019 * b. End Date: 09/30/2022

18. Estimated Funding ($):

* a. Federal	300,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	300,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .

☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name: JONATHAN

Middle Name:

* Last Name: FRANKLIN

Suffix:

* Title: Town Administrator

* Telephone Number: 9194971004 Fax Number:

* Email: jfranklin@ncrrbiz.com

* Signature of Authorized Representative: Jonathan Franklin * Date Signed: 01/28/2019

R04-19-A-062

CITY OF NEWTON

P.O. Box 550 · Newton, N.C. 28658 · phone 828.695.4300 · fax 828.465.7405

January 31, 2019

United States Environmental Protection Agency Region IV
Ms. Barbara Alfano
Atlanta Federal Center
61 Forsyth Street SW, 10th Fl
Atlanta, GA 30303

RE: RFP No. EPA-OLEM-OBLR-18-06

Dear Ms. Alfano:

The City of Newton, North Carolina is pleased to submit this application for the EPA Brownfields Community-Wide Assessment Grant. We have identified two target areas containing multiple potential brownfield sites and are confident that our city would benefit from assessment of these sites. We recognize great potential for the revitalization of our city through the assessment, planning, and redevelopment of brownfields. Such activities will benefit our city's economy, environment, and the health and welfare of our residents.

Below please find the key narrative information for our proposed assessment activities.

Narrative Information Sheet

1. Applicant Identification: City of Newton, NC Planning & Zoning Department
   401 North Main Avenue
   Newton, NC 28658
2. Funding Requested:
   a. Assessment Grant Type: Community-wide
   b. Federal Funds Requested: $300,000
   c. Contamination: Hazardous Substances & Petroleum; ($152,500 hazardous substances and $147,500 petroleum)
3. Location: City of Newton, Catawba County, North Carolina
4. Property Information for Site-Specific Proposals: Not Applicable

5. Contacts:
   a. Project Director:
      Randy Williams, Planning Director
      P.O. Box 550,
      Newton, NC 28658
      Phone: 828-695-4277
      Email: rwilliams@newtonnc.gov
   b. Highest Ranking Elected Official:
      Anne P. Stedman, Mayor
      P.O. Box 550,
      Newton, NC 28658
      Phone: 828-446-0364
      Email: rents40@aol.com
6. Population: 12,991 (2017 ACS 5-Year Population Estimate)
7. Other Factors Checklist:

Other Factors	**Page #**
Community population is 10,000 or less.	n/a
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	n/a
The priority brownfield site(s) is impacted by mine-scarred land.	n/a
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	n/a
The priority site(s) is in a federally designated flood plain.	n/a
The redevelopment of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.	n/a
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	yes; p. 3-4, 8-9

8. Letter from the State Environmental Authority: Letter from Bruce Nicholson, Program Manager of the North Carolina Department of Environmental Quality Brownfields Program is enclosed as Attachment A.

Thank you for your consideration and for the opportunity to revitalize our economy, improve our environmental and public health, and bring smart growth to the City of Newton.

Sincerely,

Anne P. Stedman

Anne P. Stedman
Mayor, City of Newton

1. Project Area Description and Plans for Revitalization

a. Target Area and Brownfields

i. Background and Description of Target Area

The City of Newton is located in the Catawba Valley, in the foothills of the Blue Ridge Mountains, approximately 50 miles northwest of Charlotte and 80 miles east of Asheville in North Carolina's Piedmont Region. The city developed with the arrival of the Norfolk Southern Rail Line in the latter half of the 19th century, enabling manufacturing to flourish in later years; the early to mid-20th century saw the expansion of the textile and furniture industries, and later 20th century development included more advanced manufacturing. Due to its heavy dependence on manufacturing as the mainstay of the local economy, the city was hit hard by the decline of manufacturing in the early 21st century and has not recovered from the recessions of 2001 and 2008. According to the 2012 Survey of Business Owners, from 2007 to 2012 Newton experienced a 46 percent decline in manufacturing firms and a corresponding 43 percent loss of jobs. Unemployment rose from 5.9 percent in 2000 to 11.9 percent in 2016 with a peak of 14.6 percent in 2015. Newton has worked to transition away from manufacturing to a more diverse local economy through downtown revitalization and economic development projects. However, vacant mills and factories, gas stations, and dry cleaners remain throughout the City. The footprint of these abandoned Brownfield sites—and the health, safety, and environmental risks they pose—has made Newton's work to reinvent and reinvigorate itself a persistent challenge.

This proposed EPA Assessment project seeks to evaluate sites throughout the City of Newton. The primary focus for site assessments will be along the NC-16 Business/Main Street corridor and in the Newton Core Area, which can be divided into two key target areas for this project:

- **North Main Rail Corridor:** The NC-16 Business/Main Street corridor is the gateway to Newton from all points to the north, including any traffic from I-40 and US-70. This area was once dominated by manufacturing facilities due in part to its access to major highways and rail, which was extended to Newton because of the City's once booming manufacturing industry. This connectivity could be an asset to Newton as it seeks to reinvigorate and diversify its economy. However, with the closure of manufacturing sites like Ridgeview Textile Mill and Pinnacle Furniture Company that are now chaining the area to outdated uses and imposing real and perceived blight, this area is hindering the redevelopment and regrowth of the City.
- **South Newton Downtown Core:** Downtown Newton is the focus of several efforts to revive the local economy, including the City's largest infrastructure investment in generations, the Downtown Streetscape Revitalization Project. The downtown area also contains a historic district, has an active development association, and is designated as a North Carolina Main Street to promote economic development through historic preservation. Despite these efforts, former gas stations, dry cleaners, light industrial sites, and other brownfield sites are scattered throughout the area and create a perception of environmental hazards, blight, and risk for investment. The City needs to be able to incorporate these sites into its revitalization plans to free the entire area from the limitations imposed by blighted properties.

ii. Description of Priority Brownfield Sites

Brownfield sites identified thus far in the City of Newton include former industrial sites, gas stations, and dry cleaners. The City has already identified approximately 15 preliminary sites for assessment during an initial inventory process, including several priority brownfield sites,

discussed below. Field survey and further information gathering will be conducted to compile a full inventory of potential brownfield sites in the target areas.

The following sites will have high priority for assessment if grant funds are awarded:

- **Former Ridgeview Textile Mill** (2101 N Main Ave Newton, NC 28658, 6.02 acres) This property was once the campus for a large textile mill that has been closed and abandoned since 2004. A site inspection revealed that the factory was falling into a state of disrepair and included onsite transformers and other electrical equipment with the potential to contribute contamination such as polychlorinated biphenyls. Chlorinated solvents and heavy metals are potential contaminants associated with historical textile mill activities. In addition to environmental concerns, the site poses a physical risk to area residents; the dilapidated structure is a danger to local children who could get injured on the property. Across the street from this site are several underutilized properties, including a vacant former gas station with at least one known release. These structures impose a sense of environmental risk and decay in the area. Residential areas are less than a block away to the north, east, and west.
- **Former Pinnacle Furniture Company** (20 E 19th St Newton, NC 28658, 2.89 acres) This property was a furniture manufacturing site that closed in 2009 and now presents the potential of contamination from chlorinated solvents and petroleum products as well as air pollution from particulate matter. There is a risk that nearby properties could be affected by PCE and/or TCE vapor intrusion or groundwater contamination. Additionally, rumors of chemical dumping add to the perception of environmental risk at the site, further discouraging developers from considering investment. There is a former gas station adjacent to the site, which also contributes to perceived blight in the area and hampers surrounding development. Residential areas are only blocks away, west of Main Street and east of the rail corridor, which border the site. The site is also less than two blocks away from Discovery High School.
- **Former light industrial property** (201 E D Street, appx 0.32 acres) This site is located on NC-10 in a prominent corner lot at the southern edge of Newton's downtown core. The site separates Newton's Downtown from a large residential area. The site is also a block away from the City's new fire station, which was a substantial investment in the safety and infrastructure of the City and an effort to catalyze redevelopment of the Downtown area. Though the property is well-situated between two of the Core Area's commercial districts and in close proximity to recent redevelopment by the City, the perception of contamination has left the property vacant.

b. Revitalization of the Target Area

i. Redevelopment Strategy and Alignment with Revitalization Plans

The City began envisioning redevelopment and reinvestment strategies for the Target Areas through the development of the 2010 Core Area Plan. This plan outlines smart growth principles to guide redevelopment of the area by creating a more diverse, dense, walkable community. Key objectives and principles include creating walkable neighborhoods, strengthening and directing development toward existing communities, attracting more diverse industry to diversify the City's economy, and improving utilization of the City's commercial districts. Redevelopment of brownfields properties presents the perfect opportunity to meet these principles and objectives; the priority sites offer large spaces, flexibility for future commercial or industrial use, and connectivity to existing and proposed infrastructure that will ensure walkability, all within ½

mile of residential areas that could benefit from more accessible job opportunities and commercial amenities.

A key aspect of the redevelopment strategy for the assessed properties will be integration of pedestrian-friendly design, bike lanes, and other accessibility improvements. The Core Area Plan identifies existing pedestrian and bicycle facilities in the area and highlights proposed additions needed to expand a greenway transit route envisioned to extend along the North Main Street Corridor. The 2016 Newton Streetscape Master Plan further outlined these projects for implementation, and the City has begun implementing Phase I of its Streetscape Project in the Downtown. Plans are in place for a Phase II of this project to extend improvements to the North Newton Core Area, which connects the two Target Areas. The City envisions extending the project into the North Main Rail Corridor Target Area, achieving greenway connections and enhancing connectivity throughout Newton. With this foundation for alternate transportation infrastructure in place and plans for expansion and improvement of these facilities underway, the Target Areas are prime locations for redevelopment in line with the City's revitalization plans and principles.

Many of Newton's brownfield sites have great potential for redevelopment in line with the above principles but do not yet have specific redevelopment plans. As part of the Remediation and Redevelopment Planning task for this project, discussed in Section 3.a., 30 percent of the grant will be used to create detailed small area plans for the project Target Areas. Through the planning process, the City will work with community members, property owners, and developers to consider the areas' environmental limitations as well as market studies, demographic analyses, land suitability analysis, and other studies to determine the best use for these sites. The City hopes that by bringing together these stakeholders, we will create a vision that will meet community needs and remove uncertainty for potential investors, making redevelopment projects more feasible and bringing about the revitalization of our city through the responsible reuse of brownfield sites.

ii. Outcomes and Benefits of Redevelopment Strategy

Assessment and redevelopment of brownfields in the Target Areas will stimulate economic development throughout Newton. Outside investment in the Target Areas is essential to improving economic conditions for Newton residents, yet uncertainty for investors and lenders remains a barrier. Encouraging private investment and providing lending institutions the information they need to feel comfortable financing reinvestment projects requires a definitive understanding of environmental conditions of the properties they are evaluating. By leveraging EPA funding to evaluate brownfield sites and by facilitating a robust planning effort to envision future uses for these properties, Newton can reduce this uncertainty and open the sites to private investment.

The economic development resulting from brownfield reuse will provide the City with increased tax revenue, both directly through the reuse of currently vacant and derelict properties and indirectly as redevelopment spurs growth and reinvestment in surrounding areas. From just the redevelopment of Ridgeview Textile Mill and Pinnacle Furniture Company, it is estimated that Newton could see a direct increase in tax revenue of roughly $25,000 annually. Increased revenues will enable the City to further accelerate Target Areas redevelopment through streetscape improvements, parks and greenway development, small business support, and other initiatives.

The redevelopment strategy will facilitate the extension of a greenway along the North Main Street Corridor, enhancing mobility throughout the city. The City will look for opportunities to establish connections from redeveloped brownfield sites to the greenway route. Where the greenway abuts open space, both in the Downtown Core and along the North Main Rail Corridor, there may be opportunity to develop parks and recreation space, particularly if the successful redevelopment of brownfield sites spurs growth and increases the need for recreational facilities, as is anticipated.

c. Strategy of Leveraging Resources

i. Resources Needed for Site Reuse

Newton currently has funding from the North Carolina Department of Commerce (NCDOC), the North Carolina Department of Transportation (NCDOT), and federal STP-DA funding supporting the revitalization of Downtown through implementation of the Streetscape Master Plan and improvements to West A Street. The City hopes that this brownfields assessment will bolster efforts to leverage additional funding from these sources to extend these projects. The City has also sought NCDOT Bicycle and Pedestrian Planning Grant Initiative funding to support development of a Pedestrian Plan, which would build upon the benefits of the City's streetscape improvements. The City also hopes to leverage this brownfields assessment grant to get economic development services funding through ElectriCity. The Smart Communities grant and Customized City Program grant could be used to provide signage promoting the EPA brownfields assessment program on site during assessments and to conduct survey work for site plats in support of the acquisition of a Brownfields Agreement from the NCDEQ.

Additionally, the City may be eligible for grant funding through the North Carolina Main Streets Program. The Main Street Solutions Fund can be used for rehabilitating buildings, which may assist the City in reuse of brownfields sites to support commercial or industrial development and create jobs. The City may also be eligible for Community Development Block Grant funds to further support redevelopment activities within the Target Areas.

The City anticipates that grant funded public investments will also spur private investment within the Target Areas. Newton is located within a North Carolina Opportunity Zone. The City anticipates that the tax benefits available to investors through this Opportunity Zone designation will help to leverage private investment in the reuse and redevelopment of brownfield properties.

ii. Use of Existing Infrastructure

By funding the assessment of brownfield sites and small area planning for Target Areas, this grant will remove barriers to redevelopment and infill development in Newton. This type of growth, as opposed to expansion into greenfield areas, will facilitate the use of existing infrastructure, including roads, utilities, water and sewer lines, and public services, allowing the City to realize greater efficiencies with existing resources rather than incurring higher costs for new development.

2. Community Need and Community Engagement

a. Community Need

i. The Community's Need for Funding

The City of Newton was once part of a regional hub of textile and furniture manufacturing that provided ample employment and strong wages for area residents. Our residents and workers were proud of our rail corridor and the rail loop that was extended because of our significant industrial presence; we considered our manufacturing specialization an asset and a defining

feature of our local identity. However, as the global economy has shifted over the past several decades, Newton's manufacturing prominence has declined. According to Bureau of Labor Statistics data, from the passage of NAFTA in 1994 to the end of 2017, Catawba County has lost approximately 187 manufacturing establishments and 18,291 manufacturing jobs. This trend was exacerbated by the Great Recession of the 2000s. The 2012 Survey of Business Owners found that between 2007 and 2012 the City of Newton lost 26 manufacturing firms and over 1,600 manufacturing jobs. Unemployment in Newton rose from 5.9% in 2000 to a peak of 14.6% in 2015. The specialization that was once our greatest asset became a major weakness. Median household income in Newton is now more than 30 percent lower than the State of North Carolina median household income. The City now recognizes the importance of economic diversification, but with a population of 12,991 and a shrinking tax base, we cannot catalyze revitalization of our city without assistance.

ii. Threats to Sensitive Populations

Award of this grant to Newton will enable the City to address threats to sensitive populations in the Target Areas by facilitating the identification and reduction of both the environmental hazards on brownfield sites and the secondary impacts that have spread through surrounding communities.

(1) Health or Welfare of Sensitive Populations

Beyond visible impacts from physical deterioration, it is expected that sites in Newton contain out of sight hazards including: leaking underground storage tanks, hazardous substance disposal sites, solid hazardous waste sites, and RCRA hazardous waste generators. The priority sites have the potential to cause subsurface soil and groundwater impacts, including leachate of contaminants into groundwater and vapor intrusion of VOCs into nearby structures. Vapors emanating from petroleum products and volatile hazardous substance releases from active and vacant properties can also pose a substantial health risk. These hazards are all localized around brownfield sites, disproportionately affecting the neighboring residents. Surrounding neighborhoods include low-income communities where some of our most vulnerable and underserved populations, such as the CAC of Catawba group home for persons with mental illness, live close to brownfields sites.

Areawide environmental concerns are also present. Multiple dry cleaners located in the Newton Core Area raise concerns about the presence of PERC and degradation components like TCE in groundwater. Recently published evidence suggests that short term exposure to TCE by pregnant mothers can cause birth defects in their child. There is also concern regarding the presence of PFAS because these chemicals are associated with textile production, which was a major industry in and around Newton. PFAS contamination can travel long distances because it can be transported by air and deposited in water. PFAS can accumulate in the body, and exposure over time has been linked to low infant birth weights, effects on the immune system, cancer, and thyroid hormone disruption. Additionally, in 2004, Catawba County was deemed a non-attainment area for air quality. Levels of ozone and PM2.5 are high countywide; additional concerns around brownfield sites include active industrial stacks and the presence of asbestos in dilapidated buildings.

Information from the Catawba County Health Department indicates disproportionate negative impacts on sensitive populations, which are found in greater concentrations in the Target Areas. Approximately 40.0 percent of Target Area residents are minorities and 19.9 percent are living in

poverty; these rates are 23.5 percent and 18.5 percent higher than the rest of the state, respectively. This disparity raises significant environmental justice concerns, as the cluster of brownfield sites in these areas means that minorities and people living in poverty are more likely to be exposed to environmental contaminants from brownfields. This concern is compounded by the fact that the percentage of households in the Target Areas lacking access to a motor vehicle is over 60% higher than the state average. Until sites can be assessed and remediated, people walking by brownfield sites may be more likely to be exposed to contaminants than those with access to a vehicle.

(2) Greater than Normal Incidence of Disease and Adverse Health Conditions

Per data from the Catawba County Health Department, some of the effects of brownfields may be seen in the cancer incidence rates for the County. As of 2014, the cancer incidence and mortality rates were higher in Catawba County than they were statewide. Many contaminants found at brownfield sites have been shown to lead to increased cancer risk. Other potential impacts can be seen in health outcomes within Catawba County's African American community; the majority of Newton's African American population lives in or near the Target Areas. According to the Catawba County 2015 Community Health Assessment, African Americans in the county are 89 percent more likely to give birth to low birth weight children and have an infant mortality rate 164 percent above the state rate. African Americans are also more likely to die from chronic diseases like cancer, diabetes, and heart disease than Caucasians in Catawba County.

(3) Economically Impoverished/Disproportionately Impacted Populations

A comparison of key economic data from the 2016 American Community Survey 5-Year Estimates reveals that the Target Areas, approximated by City of Newton place-level data, are home to a disproportionate share of economically impoverished people. The poverty rate is three percentage points higher in Newton than for North Carolina as a whole. Unemployment in Newton was over 43 percent higher than the state average, and the percentage of people on food stamps or SNAP benefits was over 67 percent higher in Newton. The percentage of people who did not graduate high school is nearly 63 percent higher in Newton. Median household income in Newton is $14,500 lower than the state average and $21,566 lower than the national average. This data indicates that the Target Areas population, exposed to threats from environmental hazards on brownfield sites, is economically impoverished and disproportionately impacted by these localized hazards. Assessment and remediation of these threats, and economic development spurred by reuse of the sites, will help to reduce the impact on these sensitive populations.

b. Community Engagement

i. Community Involvement

The following local community partners have committed to involvement in the project.

Agency/Partner Name	Point of Contact (name, email & phone)	Specific Role in the Project
First Presbyterian Church	Rev. David Roquemore droquemore@fpcnewton.com (828) 464.0648	Providing meeting space for community outreach meetings
Commercial First Real Estate Investment and Development	Jenny Eckard, jenny@commercialfirst.net (828) 320.8989	Provide opportunities to contact property owners to enter the program
Western Piedmont	Anthony Starr,	WPCOG will provide assistance by

Council of Governments	Anthony.starr@wpcog.net (828) 322.9191	giving access to their Data Center for economic/demographic data as well as GIS mapping capabilities
Catawba County Chamber of Commerce	Lindsay Keisler, lkeisler@catawbachanmber.org (828) 328.6111	The chamber will assist with professional advice, the promotion of Brownfield sites to businesses looking for operational spaces and meeting space
Catawba County Economic Development Corporation	Scott Millar, smillar@catawbacountync.gov (828) 267.1564	Guidance on site selection and participating on Advisory Group

ii. Incorporating Community Input

The City will employ a variety of outreach methods to ensure progress is shared regularly with community members and other project stakeholders. The City plans to use a project website, utility bill inserts, and e-newsletters to communicate progress about the project. The City will also present project updates at various city boards and commissions as well as neighborhood associations to offer an overview of project activities and provide opportunity for questions and feedback from the community. Newsletters, brochures, and reports will provide information on the overall project process including: project goals, site information, progress reports, and additional information as necessary. Other outreach methods may include video invitations, social media outreach, YouTube videos, project post cards and flyers, utility bill inserts, church bulletin inserts, and door hangers, as identified most appropriate by the Advisory Group that will direct the project progress.

3. Tasks Descriptions, Cost Estimates, and Measuring Progress

a. Description of Tasks and Activities

Task 1 - Project Management ($8,250): The Project Management task will entail cooperative agreement oversight, overseeing reporting requirements, overseeing the grant budget, and managing project contractors. Expenses for travel to Brownfields training programs and conferences for staff are also included in this budget. The City has budgeted $3,750 for one City representative to attend the national conference ($1,875 will be drawn from the petroleum and $1,875 for the hazardous substance travel budget). Therefore, $8,250 is budgeted for project management, or approximately 2.8% of the overall Grant budget.

Task 2 - Public Outreach ($15,500): Significant efficiency will be realized by the fact that the City has already laid the groundwork for public outreach in preparation for this and previous grant applications. We will continue outreach under the prospective grant using methods described in Section 2.b Community Engagement to gain trust and educate citizens about the activities underway and to solicit their input at key project milestones. The community outreach budget consists of labor, presentation costs, website update costs, printing of the appropriate handout materials and newsletters, and other eligible costs associated with keeping the community informed and engaged in the progress of the Brownfield Assessment Grant. We estimate the specific outputs for this task will include six committee meetings, three community outreach meetings, four business group and property owner meetings, and four newsletters.

The City will be assisted by the contractor with this task and will utilize community outreach funds to engage a community outreach specialist (through our contractor) to lead visioning sessions for the redevelopment and revitalization of the project focus areas. To supplement

public meetings, the City will continue to perform outreach to members of the population who are unable to attend the meetings. *Cumulatively we have prepared a budget of $15,500 for community outreach efforts.*

Task 3 - Site Assessments ($186,250): The City has already developed an initial inventory of 15 potential brownfield sites. However, the City intends to perform an in-depth, complete inventory of potential Brownfield opportunities. This process will include the development of an ArcGIS database geospatially locating each brownfield property and detailing site observations, site photographs and publicly available environmental data. The GIS database will be used to prioritize sites for assessment using an algorithm that weights scores entered for identified redevelopment factors. The City intends to transfer this information into a Geoportal where it can then be accessed via Internet by permitted users. *A budget of $10,000 has been allotted to conduct this in-depth survey, inventory and priority ranking of additional Brownfield opportunities within the City.*

Most of the grant funds will be used to conduct Phase I and II ESAs on the highest priority sites in terms of both environmental benefits, economic opportunity, and prospective developer interest. The City anticipates conducting a multiparcel Phase I ESA on 10 contiguous parcels that contain our priority Brownfield sites. A cost savings is gained assessing these parcels simultaneously and a budget of *$12,250* has been allocated for this assessment. The City anticipates performing up to an additional 5 Phase I ESAs at hazardous substance and petroleum sites. The cost for a Phase I ESA ranges from $3,700 for small uncomplicated sites to $7,500 for large, industrial properties. *Based on an average unit cost of $5,000 we have budgeted $25,000 to perform these Phase I ESAs.*

Up to two Phase II ESAs will be performed for hazardous substances sites and up to two Phase II ESAs will be performed for petroleum sites. It is believed that petroleum funding eligibility can be achieved on at least two sites in our preliminary inventory. There are numerous sites within the inventory that can be assessed utilizing hazardous substance funding. Phase II ESAs will focus on evaluating the impact to the environment from the recognized environmental conditions (RECs) identified in the Phase I ESA, and may include soil and groundwater sampling and analysis, geophysical evaluation to detect presence of underground storage tanks (USTs), and analysis of potential vapor intrusion condition to onsite and offsite structures. The actual numbers of assessments that can be performed under the grant funding are a function of costs associated with each assessment. Based on the complexity of the assessment the estimated cost for Phase II ESAs range from $25,000 to $39,500 (including SSQAPPs). *Using an average assessment cost of $34,750* a *budget of $139,000 has been allotted for four Phase II ESAs.*

Task 4 - Remediation and Redevelopment Planning ($90,000): Based on the number of Phase II ESAs that are completed and the results of those reports, the City will supervise the selected consultant in the performance of cleanup planning for up to three Brownfield sites, or as many as possible with the budget remaining. This may involve the preparation of an Analysis of Brownfield Cleanup Alternative (ABCA), which will include comparing site data with appropriate cleanup standards, identifying cleanup options and costs, identifying redevelopment options, performing marketing and outreach to prospective developers, and working with the property owner or developer to devise a cleanup plan. Where applicable, cleanup planning will include applying data from the assessments to facilitate the acquisition of a Brownfield Agreement through the NCDEQ.

Funds will also be used to develop an area wide plan for a concentration of Brownfield properties located in the North Main Rail Corridor. Priority Brownfield properties Pinnacle Furniture and Ridgeview Textile Mill are located in close proximity to each other in this approximately 18-acre study area that extends from E 22nd street to E 19th Street along North Main Ave. In addition to these two vacant industrial buildings for which we have property owner assurance on participation, the study area contains at least three underutilized and vacant gas stations and several vacant parcels. The area wide plan will focus on the redevelopment and reuse of this area in keeping with the neighboring residential development and the goals and strategies developed in the 2010 Core Area Plan. The area wide plan will evaluate the best end use of these properties to provide a vision for redevelopment consistent with community input, existing redevelopment initiatives, market studies, and identified environmental concerns. Where applicable, redevelopment planning will include green infrastructure to reduce pollutant runoff into nearby surface water bodies.

This task budget includes labor, consultant costs related to remediation and cleanup planning, subcontracting with a planning and urban design firm to facilitate the redevelopment planning process, and printing of plan deliverables. A budget of $90,000 has been allotted for this task.

b. Cost Estimate and Outputs

	Project Tasks				
Budget Categories	Project Management	Public Outreach	Site Assessments	Remediation & Redev. Planning	**Total**
Personnel					
Petroleum	$1,750	$0	$0	$0	$1,750
Hazardous Substances	$1,750	$0	$0	$0	$1,750
Fringe Benefits					
Petroleum	$500	$0	$0	$0	$500
Hazardous Substances	$500	$0	$0	$0	$500
Travel					
Petroleum	$1,875	$0	$0	$0	$1,875
Hazardous Substances	$1,875	$0	$0	$0	$1,875
Equipment					
Petroleum	$0	$0	$0	$0	$0
Hazardous Substances	$0	$0	$0	$0	$0
Supplies					
Petroleum	$0	$750	$0	$0	$750
Hazardous Substances	$0	$750	$0	$0	$750
Contractual					
Petroleum	$0	$7,000	$90,625	$45,000	$142,625
Hazardous Substances	$0	$7,000	$95,625	$45,000	$147,625
Total					
Petroleum	$4,125	$7,750	$90,150	$45,000	$147,500
Hazardous Substances	$4,125	$7,750	$95,625	$45,000	$152,500
Overall Total	**$8,250**	**$15,500**	**$186,250**	**$90,000**	**$300,000**

c. Measuring Environmental Results

The City plans to track progress through its quarterly reporting process with EPA staff. City staff will create a dashboard to track economic, environmental, health and other indicators that will be used to measure the outputs and outcomes described in the following chart. These items will be reported quarterly throughout the grant process culminating in a final grant closeout report. Information will also be entered into the ACRES database on a regular basis.

Output Measurement	Outcome Measurement
1. Number of Advisory Board meetings held 2. Number community outreach meetings held 3. Number of newsletters and informational brochures developed 4. Website hits 5. Phase I assessments completed 6. Phase II assessments completed 7. Number of cleanup plans developed 8. Number of redevelopment plans completed	1. Number of attendees at community meetings 2. Acres cleaned up/redeveloped 3. Private investment in Brownfield sites 4. Amount of increase in tax base 5. Number of jobs created (construction and post-redevelopment) 6. Housing units constructed 7. Acres of greenspace created 8. Improvements to public health indicators 9. Reductions in poverty and crime rates.

4. Programmatic Capability and Past Performance

a. Programmatic Capability

i. Organizational Structure

Despite our small Planning Department and limited in-house capacity to manage Brownfields projects, we have established a capacity to administer grant funds as demonstrated and detailed in Section 4.b by our record of successfully executed grant-funded projects. Randy Williams, AICP Newton's Planning Director, will serve as the project manager for the prospective grant award. Randy has 32 years of municipal planning experience and two years private planning experience and has successfully managed federal and state grants, on-time and on-budget. He will be responsible for complying with the administrative and reporting requirements of the grant agreement. He will also be responsible for hiring and managing consultants and leading community engagement activities throughout the project. Randy will be assisted in these activities by Alex Fulbright, Assistant Planning Director, with 20 years' experience as a public planner and Sean Hovis, Assistant City Manager. Administrative support will be provided by Ms. Vickie Thomas the City's Finance Director, with over 25 years of finance and accounting experience and will perform the necessary draws to EPA to acquire grant funding. Public Works Director James "Dusty" Wentz with 15 years' experience, will help to facilitate assessments of properties

ii. Acquiring Additional Resources

In addition to a capable municipal team, the City of Newton also has established relationships with several skilled engineering and environmental services firms, including on-call experts in brownfields assessment and redevelopment. The City will hire an environmental consulting firm, procured in compliance with federal, state, and local procurement standards, to help manage and address the technical components of the grant, including identifying additional strategic sites, conducting assessments, planning for redevelopment, and supporting community engagement.

b. Past Performance and Accomplishments

ii. Has Not Received an EPA Brownfields Grant but has Received Other Assistance

The City of Newton recently received state-funded assistance to complete the Downtown Revitalization Streetscape project and the West A Street Improvement project, detailed below.

ROY COOPER
Governor
MICHAEL S. REGAN
Secretary
MICHAEL SCOTT
Director

NORTH CAROLINA
Environmental Quality

January 25, 2019

Randolph S. Williams
City of Newton Planning Director
401 Main Avenue
P.O. Box 550
Newton, NC 28658

Re: U.S. EPA Brownfields Assessment Grant – City of Newton

Dear Mr. Williams,

The North Carolina Department of Environmental Quality (DEQ) Brownfields Program acknowledges and supports the City of Newton's application for a U.S. EPA Brownfields Assessment Grant. We are aware that your grant will be a community wide assessment effort for areas targeted for future redevelopment including the Downtown Revitalization Streetscape project and the West A Street Bicycle, Pedestrian, and Infrastructure Project. This grant would be a tremendous economic development achievement for the City.

We hope that the City of Newton is successfully awarded this grant, and we will continue to support you in your Brownfields redevelopment efforts. The Brownfields Program offers technical project guidance in accordance with our program, throughout the life of your project. This is a major key to ensuring grant applicants make efficient use of the federal funds awarded. The liability protection offered by the program is also a primary marketing tool for developers and instrumental in securing financing.

The Brownfields Program can also assist with outreach efforts to your local community regarding reuse for commercial purposes and the controls to be put in place to make the property suitable. The liability protection offered by a Brownfields Agreement is a benefit to the whole community and can often facilitate additional economic development in the area surrounding a Brownfields Property.

We look forward to working with you regardless of a grant award or not. We truly believe successful Brownfields projects can rejuvenate a community.

Sincerely,

Bruce Nicholson
Brownfields Program Manager

ec: Cindy Nolan, U.S. EPA Region 4

North Carolina Department of Environmental Quality | Division of Waste Management
217 West Jones Street | 1646 Mail Service Center | Raleigh, North Carolina 27699-1646
919.707.8200

Appendix B

Threshold Criteria

Threshold Criteria 1 – Applicant Eligibility

The City of Newton, North Carolina meets the definition of a General Purpose Unit of Local Government as defined by 2 CFR § 200.64. The City was incorporated in 1855. As indicated in form SF-424, the City's legal name is "City of Newton" and the City's DUNS number is 074513789.

Threshold Criteria 2 – Community Involvement

The City of Newton will develop a Community Involvement Plan (CIP) for this Grant which will provide the following community outreach strategies that will be updated as necessary:

- A website dedicated to the planning effort, regularly updated with the most current information
- Regular email updates to Advisory Group members
- A project information sheet will be sent to the public as a utility bill insert
- Presentations to City boards and commissions as well as neighborhood associations
- E-newsletters and hard copy brochures made available at City Hall will provide information on project goals, site information, and project progress.
- Social media will be used to promote additional outreach
- Ongoing public meetings throughout the life of the project will provide an introduction to the process, a mid-project update, and a meeting near the conclusion of the process

Threshold Criteria 3 – Expenditure of Grant Funds

The City of Newton has never previously received an EPA Brownfields Assessment Grant.

OMB Number: 4040-0004
Expiration Date: 12/31/2019

Application for Federal Assistance SF-424

* 1. Type of Submission:	* 2. Type of Application:	* If Revision, select appropriate letter(s):
☐ Preapplication	☒ New	
☒ Application	☐ Continuation	* Other (Specify):
☐ Changed/Corrected Application	☐ Revision	

* 3. Date Received:	4. Applicant Identifier:
01/31/2019	

5a. Federal Entity Identifier:	5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:	7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: City of Newton, North Carolina

* b. Employer/Taxpayer Identification Number (EIN/TIN):	* c. Organizational DUNS:
56.6001301	0745137890000

d. Address:

* Street1:	401 North Main Avenue
Street2:	PO Box 550
* City:	Newton
County/Parish:	Catawba
* State:	NC: North Carolina
Province:	
* Country:	USA: UNITED STATES
* Zip / Postal Code:	28658-0550

e. Organizational Unit:

Department Name:	Division Name:
Planning Dept	

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:	Mr.	* First Name:	Randolph
Middle Name:	S		
* Last Name:	Williams		
Suffix:			

Title: Planning Director

Organizational Affiliation:

* Telephone Number:	828.695.4277	Fax Number:	

* Email: rwilliams@newtonnc.gov

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

*** 12. Funding Opportunity Number:**

EPA-OLEM-OBLR-18-06

* Title:

FY19 GUIDELINES FOR BROWNFIELDS ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment | Delete Attachment | View Attachment

*** 15. Descriptive Title of Applicant's Project:**

Assessment of Potential Brownfield Sites in Order to Identify, Prioritize and Plan for Economic Development Reuse of Properties

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant: NC-010
* b. Program/Project: NC-010

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 10/01/2019
* b. End Date: 09/30/2022

18. Estimated Funding ($):

* a. Federal	300,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	10,000.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	310,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- [ ] a. This application was made available to the State under the Executive Order 12372 Process for review on _____.
- [x] b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- [ ] c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

- [ ] Yes
- [x] No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

- [x] ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:	Mr.
* First Name:	Everett
Middle Name:	Todd
* Last Name:	Clark
Suffix:	
* Title:	City Manager
* Telephone Number:	828.695.4300
Fax Number:	
* Email:	tclark@newtonnc.gov
* Signature of Authorized Representative:	Randy Williams
* Date Signed:	01/31/2019

R04-19-A-063

NORTH CAROLINA
Environmental Quality

ROY COOPER
Governor
MICHAEL S. REGAN
Secretary
MICHAEL SCOTT
Director

January 7, 2019

Michael Boaz
Town of Pilot Mountain Town Manager
124 W. Main Street
Pilot Mountain, NC 27041

Re: U.S. EPA Brownfields Assessment Grant – Town of Pilot Mountain

Dear Mr. Boaz,

The North Carolina Department of Environmental Quality (DEQ) Brownfields Program acknowledges and supports the Town of Pilot Mountain's application for a U.S. EPA Brownfields Assessment Grant. We are aware that your grant will focus on three former textile facilities in the downtown area targeted for future redevelopment. This grant would be a tremendous economic development achievement for the Town.

We hope that the Town of Pilot Mountain is successfully awarded this grant, and we will continue to support you in your Brownfields redevelopment efforts. The Brownfields Program offers technical project guidance in accordance with our program, throughout the life of your project. This is a major key to ensuring grant applicants make efficient use of the federal funds awarded. The liability protection offered by the program is also a primary marketing tool for developers and instrumental in securing financing.

The Brownfields Program can also assist with outreach efforts to your local community regarding reuse for commercial purposes and the controls to be put in place to make the property suitable. The liability protection offered by a Brownfields Agreement is a benefit to the whole community and can often facilitate additional economic development in the area surrounding a Brownfields Property.

We look forward to working with you regardless of a grant award or not. We truly believe successful Brownfields projects can rejuvenate a community.

Sincerely,

Bruce Nicholson
Brownfields Program Manager

ec: Cindy Nolan, U.S. EPA Region 4

North Carolina Department of Environmental Quality | Division of Waste Management
217 West Jones Street | 1646 Mail Service Center | Raleigh, North Carolina 27699-1646
919.707.8200

TOWN OF PILOT MOUNTAIN, NC: EPA BROWNFIELDS APPLICATION PROJECT NARRATIVE

1. Project Area Description and Plans for Revitalization

1a. Target Area and Brownfields

1ai. Background and Description of Target Area

The Town of Pilot Mountain, NC, a rural community in North Carolina, encompasses only 1.7 square miles (none of which includes bodies of water). Despite its size, this limited land base offers several potential priority sites for brownfields remediation. Therefore, the Town of Pilot Mountain selected its jurisdiction as the target area for brownfields inventory, with a focus on the former industrial and business districts of downtown, where several former mills and industrial sites are located. The Town, founded in 1889 after the Cape Fear and Yadkin Valley Railroad Depot was completed, has historically been an economic center for the textile industry. From the 1940s to the late 1990s, the Town and the surrounding region were home to thriving textile mills, farms, and tobacco farms and processing houses. However, as those mills closed or relocated due to changes in the global economy, many of the locations were left shuttered and empty. The loss of large employers and associated economic impact significantly affected the Town's residents, and no other large industries have moved in to replace the jobs lost during this period. These former textile sites remain vacant and dilapidated in commercial and residential areas of the Town that have high concentrations of low-income persons. Housing and job opportunities are the Town's two most significant barriers, as identified in our economic development planning process. With under 2,000 residents, 21.5% of whom live in poverty, the Town is committed to creating economic opportunities and improving the environmental concerns associated with these former textile sites. This application requests funds to conduct a community-wide assessment targeting former textile sites selected as priority areas. The former textile district is approximately four city blocks, extending from E. Main Street (in the north) to Dodson Street (in the South) and from North Key Street (in the west) to South Davis Street (in the east).

1aii. Description of the Priority Brownfield Site(s)

There are two priority sites included in this community-wide assessment application, due to their central locations in town and the environmental and aesthetic concerns they raise.

- Site 1: Former Textile Mill at 224 East Main St
- Site 2: Armitex Dye House and Pre-Treatment Works, 304 Depot Street and cross-street

Although neither of these sites has had a Phase I or Phase II ESA completed, the Town anticipates that concentrations of hazardous substances may be found. Like other mill sites, asbestos, lead paint, and heavy metals used in dyes are likely present. PAHS from industrial processes and solvents such as trichloroethylene and tetrachloroethene are also expected. These substances pose health and safety risks to nearby residents, who live in close proximity to these sites, and particularly to elderly and low-income populations who may not have access

to the testing that would identify contamination (Surry County does have a health department, but the Town of Pilot Mountain does not). In addition, because of this district's close proximity to residential areas, the substances at these sites pose a direct risk for sensitive populations including low-income families, youth, and elderly persons. These sites are barriers to economic revitalization due to their continued vacancy, dilapidated state, and encouragement of crime and vagrancy.

Site 1: Beginning in 1949, this site was used by Pilot Hosiery Mills as its main office and manufacturing center. The company conducted both dyeing and knitting operations on this site until the factory closed in the early 2000s. The former mill is privately owned and encompasses two tax parcels (5966-2081-7457 & 5966-2081-7670) inside the municipal limits. It is dilapidated and considered an eyesore, particularly in this area which is targeted for commercial redevelopment – cracked paving, poorly maintained sidewalks and parking areas, crumbling facades, and broken windows all contribute to preventing the Town's economic revitalization. **Site 2**: This site was utilized as the dying operations for Armitex Textiles since at least 1950. Armitex used this facility to dye all of its yarn and cloth before sending it across town to the sewing plant. Armitex vacated this facility in 2001, when the business relocated out of Pilot Mountain, and it has been either vacant or used as a salvage facility storage area since then. This site includes both the dye house (tax parcel 5966-2071-9299) and the adjacent pre-treatment facility for wastewater (tax parcel 5966-2071-9299), which was also used by Armitex. The buildings and empty lots nearby are ill-kept and the continued vacancy presents challenges for local law enforcement and zoning enforcement with increased crime and vagrancy rates.

1b. Revitalization of the Target Area

1bi. Redevelopment Strategy and Alignment with Revitalization Plans

Both sites impact the Town of Pilot Mountain's downtown-area redevelopment planning and economic and environmental policy goals. Given their locations in the Town's industrial and business districts, and the Town's political and planning jurisdiction limits, future economic development most likely requires redevelopment of both sites. The Town codified its redevelopment strategies and revitalization plans in the adoption of the Town of Pilot Mountain Land Use Plan in 2015. Among other goals, the plan aims to shift development from strip-type commercial to commercial center, in which the downtown area incorporates pedestrian-friendly, mixed use residential/commercial, interconnected parcels to encourage quality of life and increased small business development (p.21,23,25). The Land Use Plan encourages economic development, maintains a small-town atmosphere, and establishes environmental quality as a priority in public and private development decisions (p. 25). The goal of commercial development in Pilot Mountain is to build on the area economy and strengthen community quality of life, which is specifically focused on the industrial district adjacent to the central business district. As outlined in the plan, the central business district should improve the economic, social, and cultural vitality of downtown Pilot Mountain, which necessarily relies on

the successful cleanup of adjacent industrial areas. Investment in small businesses is a top objective, as is encouraging residential development, maintaining historical character, and creating a pedestrian-friendly atmosphere downtown (p 30). Remediation of both of these sites would allow for mixed use development – including potential housing with commercial development, which has been a key concern for the Town due to its limited land base – in the areas just outside the Central Business District, potentially expanding the business district and creating walkable, safe, livable communities for our residents. The Town's elected officials have accepted that while traditional economic development relocation and recruitment may not work for these buildings, cleanup and reuse are essential for diversification of our commercial and residential properties in these districts.

1bii. Outcomes and Benefits of Redevelopment Strategy

Analyzing current market demand and conducting in-depth planning and feasibility for mixed-use residential and commercial development are two of the activities included in the scope of this community-wide assessment. A third activity includes research into potential solar energy projects on both sites, particularly rooftop solar panels, that could provide power to these districts and assist in recruitment of the technology industry, which is a goal of the land use plan. Each of these activities, along with sustained community input, should provide more specific outcomes and benefits for the redevelopment of these and other locations identified in the community-wide assessment. Because of the limited land base available to the Town, it is anticipated that both sites as well as other sites in these districts would be considered for economic redevelopment to address significant needs for jobs and housing. Pedestrian amenities and pocket parks could also be included in these outcomes.

1c. Strategy for Leveraging Resources

Pilot Mountain has numerous federal, state, and local/private funding resources that may be leveraged as a result of this project. Federal resources such as the US Economic Development Administration may fund infrastructure initiatives. USDA Rural Development has several programs to assist communities with business development. The NC Department of Commerce administers several economic and infrastructure programs, and Golden LEAF Foundation supports job creation or retention initiatives and infrastructure. The Town and its partners in economic development in Surry County have talked with these providers and are prepared to pursue leveraged funding to support the remediation of these sites.

1ci. Resources Needed for Site Reuse

Both priority sites and the community are served by Town-maintained roads and water and sewer utilities, as well as regional electricity lines. No additional resources are anticipated at this time, although broadband availability will be one area of study in the community-wide assessment process.

1cii. Use of Existing Infrastructure

The key infrastructure needed for the redevelopment of these districts is already in place. Both priority sites are served by existing electric, water, and sewer services and are located on the primary transportation arteries that run through the Town, which will allow us to sustainably reuse this infrastructure for commercial and redevelopment purposes.

2. Community Need

2a. Community Need

2ai. The Community's Need for Funding

Demographics: Pilot Mountain is a town located in Surry County, North Carolina, in the northwestern region near the Virginia state line. The Town encompasses a total area of 1.7 square miles. The population of Pilot Mountain was 1,477 at the 2010 Census but has grown to 1,639 according to the 2017 American Community Survey. Even with the increase in population, Pilot Mountain is still a very small and rural town, with limited resources. With such a small population and land base, the Town has very limited funding for government services, which limits our ability to fund brownfield assessments. Over 30% of our residents are youth under age 18, and over 17% are aged 65 or older, which means that nearly half our population are youth or elderly persons who are more vulnerable to environmental hazards.[1] *Poverty*: Of the total population, an estimated 353 people (21.5%) currently live at or below poverty level. Rates of poverty are disproportionately high among minority populations; 45.3% of African Americans, 50% of Asians, and 68.8% of Hispanic or Latino people are living in poverty. Children under 18 years make up 29.8% of those below poverty level. *Housing*: There are an estimated 718 housing units in Pilot Mountain, and only 7.8% are vacant. The estimated unemployment rate is 5.7%, with 55.8% of the civilian labor force currently employed. Educational services, and health care and social assistance make up the largest industry (23.1%), followed by arts, entertainment, recreation, and accommodation and food services (17.3%) and manufacturing (15.7%). Given these demographics, particularly the challenges faced in providing housing and reducing poverty, the Town hopes to find significant opportunities to increase economic security and stability, boost job creation and tourism, and provide additional workforce and/or affordable housing through potential brownfields redevelopment projects.

2aii. Threats to Sensitive Populations

Due to Pilot Mountain's small size and lack of a health department, there is little local health data available. As such, this section utilizes data for Surry County from national and state databases. Based on EPA's findings at other former textile sites, it is a safe assumption that industrial solvents pose a particular problem for sensitive populations, including those living in poverty (21.5%) and those under 18 and over 65 (almost half our population, 47%). Tetrachloroethylene and trichloroethylene are both known contaminants used for dry cleaning, metal cleaning, and metal degreasing which can cause significant mobility and motor issues up

[1] https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?src=CF

to and including nausea, unconsciousness, and death.[2] Asbestos, a consideration because of its use in both building materials and fire-resistant fabrics, can cause serious lung problems and cancer.[3] Lead paint, which would have been used at both priority sites in paint, caulking, and pipe solder, can damage the nervous system, kidneys, and reproductive system.[4] Surry County ranked seventh-highest among all NC counties for incidence of cancer in 2014,[5] which could be exacerbated by these contaminants and chromium, a known carcinogen that was used as a fixative in the textile dyeing process and could be present in groundwater at multiple mill sites.[6]
(1) Nearly half of Pilot Mountain's population are either elderly or young people (over 65 or under 18), who are more vulnerable to the threats of environmental contaminants. In addition, over 21.5% of the population lives in poverty, and poverty disproportionately impacts minorities and children; the poverty rate jumps to 45.3% for African-American residents and 50% for Asian-American residents.[7] Because of the small land base, all of these populations live within 1.7 miles of the former textile district. The assessment grant provides an opportunity for identifying potential hazardous spills and impacts from brownfields sites on these populations.
(2) Only 11% of people living in Surry County live within a half mile of a park. The asthma rate for adults in the state is 8.2%, higher than the national rate of 7%, although no local-level data is available. However, in 2014, Surry County saw 48 hospitalizations due to asthma attacks. The Town hopes that redevelopment will result in economic impacts that bring higher-quality jobs and the associated social and health sector growth. Pocket parks, sidewalks, and walkability are key components of the economic development strategy associated with this district.
(3) Life expectancy in Surry County is 75.5 years of age, lower than the state average by 2.5 years. Expectancy for African-Americans is even lower at 74.8. The number of opioid-related deaths in Surry County increased from 32 in 2016 to 55 in 2017. The total population living with a current disability is 18.2%, and even higher at 42.6% for those 65 years and older. Between 1996 and 2011, Surry County experienced 32 acute toxic substance releases. The Town hopes that industrial impacts on health can be tracked during this grant with the assistance of the Surry County, as there is currently little data on which to base solutions and programs.

2b. Community Engagement

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[2] https://www.atsdr.cdc.gov/toxfaqs/tf.asp?id=264&tid=48; https://www.atsdr.cdc.gov/toxfaqs/tf.asp?id=172&tid=30
[3] https://www.atsdr.cdc.gov/toxfaqs/tf.asp?id=29&tid=4
[4] https://www.atsdr.cdc.gov/toxfaqs/tf.asp?id=93&tid=22
[5] https://schs.dph.ncdhhs.gov/schs/ccr/incidence14/Table_4.pdf
[6] https://www.atsdr.cdc.gov/toxfaqs/tf.asp?id=61&tid=17)
[7] https://ephtracking.cdc.gov/InfoByLocation/
https://schs.dph.ncdhhs.gov/data/databook2016/CD15%20Asthma%20hospitalizations%20by%20county.html
https://schs.dph.ncdhhs.gov/data/lifexpectancy/2015-2017/Surry%20County%202015-2017%20Life%20Expectancies.html
http://www.co.surry.nc.us/document_center/Health/SOTCH_2017_FINAL_(002).pdf
https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?src=CF
https://ephtracking.cdc.gov/DataExplorer/?query=1F12A3B5-E744-4857-9110-401524CC8D8E&fips=37&allyears=1#/

2bi. Community Involvement

PILOT MOUNTAIN, NC: BROWNFIELDS PROGRAM PARTNERS LIST

Agency/Individual Name	*Point of Contact*	*Specific Roles*
Surry County	Chris Knopf, County Manager knopfc@co.surry.nc.us	Site assessment, identification, community outreach, leveraged funds; serve on cleanup committee
Surry County Economic Development Partnership	Jeff Eidson, Chair surryedp@surry.net	Community outreach, redevelopment planning
Pilot Mountain Area Business Association	Sue Cocca, President 336 408-4215	In-kind professional services; community outreach
Greater Mt. Airy Chamber of Commerce	Ray Miller, President relocator1964@msn.com	Recreation and land planning, leveraged funds, technical assistance
Piedmont Triad Regional Council	Matt Dolge, Executive Director mdolge@ptrc.org	Recreation and land planning, leveraged funds, technical assistance
Southeastern Rural Community Assistance Project (SERCAP)	John Crowder, NC State Manager 540-345-1184	Economic redevelopment planning, infrastructure investment, leveraged funds

The Town of Pilot Mountain incorporated community engagement into its priority site selection and visioning process. There was a request for public comment announced at the Board's January meeting with postings on the Town website and social media. The Town will continue to engage and involve community members during the community planning and outreach process and will utilize public input to shape the final assessment plan and strategy.

2bii. Incorporating Community Input

The Town has included funding in its request to conduct a comprehensive public outreach campaign during the three-year grant period. With the partners listed above, the Town will use several community engagement strategies to ensure that residents are provided opportunities to both identify potential sites and assist in the community planning process for redevelopment and future use of these locations. The Town plans to use public meetings, community planning charettes, surveys, and other forms of written and verbal feedback to collect information, particularly during the first year of site identification and reuse planning. With assistance from partners and experts working on the project, that feedback can then be used to create plans for site assessment, cleanup, and redevelopment.

3. Task Descriptions, Cost Estimates, and Measuring Progress

3a. Description of Tasks and Activities: Project Implementation

Upon award and in the first quarter, the Town will issue an RFQ to engage a Qualified

Environmental Firm (QEP) and an administrative services firm to assist Town staff during the three-year period. The RFQ will ensure a fair and open competitive process for both services agreements. The Town will also obtain access agreements for the targeted sites in the first quarter. Community involvement and engagement will take place throughout the three-year grant period and during any subsequent redevelopment efforts. Additional inventory, access agreements, and Phase I/II ESAs will be conducted in years 1 and 2, with cleanup planning in year 3. The Town Manager, Michael Boaz, who also serves as the Town's Finance Director, will be responsible for ensuring that all contracted services are procured in federal compliance and provide oversight.

Task 1 – Cooperative Agreement Management: $15,000 services + $4,000 travel

This task includes monthly progress meetings, EPA quarterly and annual reporting, DBE and ACRES reporting, compliance with procurement and regulatory requirements, community outreach assistance, and records management. The estimate does not include the Town Manager's estimated time ($50.00 per hour for 10 hours per quarter, or $6,000), provided in-kind. The estimate does include an administrative services firm (estimated at 5%, or $15,000).

Task 1a - Required EPA Conference Travel: $4,000

As required, the cost of two attendees at the National Brownfields Conference is included (estimated at $800 per person for airfare/vehicle charges, $800 for four nights' lodging, and four days of per diem at $400). This does not include staff time for the Town Manager's attendance (8 hrs/day/four days/$50/hr), which will be provided by the Town in-kind ($1,600).

Deliverables: *Project Reporting, Compliance Documents, and Required EPA Travel*

Implementation Lead: *Town Manager, with assistance from administrative services firm*

Completion Period: *Three-year grant period*

Task 2 – Community Outreach: $29,000

This task includes a round of kickoff meetings to introduce community members to the project, ongoing meetings, and materials for the duration of the three-year project, and a summary of community input in the final assessment and strategy document. This task is especially important given the poverty, housing, and economic challenges faced by residents and their desires for the redevelopment of critical downtown and industrial district areas. The estimate does not include time for Town staff and administration to attend meetings ($50 per hour for 10 hours per quarter, or $6,000) provided in-kind. The estimate includes a procured administrative firm which can provide community planning, data collection/analysis, and outreach services on the Town's behalf (estimated at 40 hours per quarter for twelve quarters at $24,000). The estimate also includes the cost of supplies, travel, printing, and food for community meetings ($5,000).

Deliverables: *Community Outreach Summary, Public Input into Plan Components*

Implementation Lead: *Administrative services firm, with assistance from Town Manager and staff*

Completion Period: *First two years of active grant*

Task 3 – Planning/Assessment - Completion of Site Inventory & Reuse Reports: $40,000

This task includes the contractual services necessary for the completion of the Site Inventory &

Prioritization, which includes identification and inventory of any additional sites as well as research and information regarding the identified priority sites ($10,000). The report will be prepared using information from the community outreach process as well as site-specific and community data. This task also includes the completion of the market analysis ($10,000) and site reuse assessment for at least the two identified priority sites (two reports at $10,000 each for a total of $20,000).
Deliverables: *Site Prioritization Report, Market Analysis Report, and two (2) Site Reuse Assessments*
Implementation Lead: *Environmental services firm, with assistance from Town Manager and staff*
Completion Period: *Second and third years of active grant*

Task 4 – Phase I ESA: $20,000

This task includes the completion of the Phase I Environmental Site Assessment (ESA) reports on both identified priority sites (two priority sites at $5,000 each, $10,000 total) as well as Phase I ESAs on two additional sites (two sites at $5,000 each, $10,000 total) identified during the outreach process. The Phase I ESAs will be completed in general accordance with the guidelines set forth in Standards and Practices for All Appropriate Inquiries (Title 40 of the Code of Federal Register (CFR), Part 312); Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (American Society for Testing and Materials (ASTM) Standard E-1527-13).
Deliverables: *Up to Four (4) Phase I ESA Reports*
Implementation Lead: *Environmental services firm, with assistance from Town Manager and staff*
Completion Period: *Second and third years of active grant*

Task 5 – Phase II ESA: $120,000

This task includes the completion of four Phase II ESA reports on both identified priority sites and the two additional sites identified during the assessment process (estimated at $30,000 each). These ESAs includes QAPP ($3-4,000); drilling ($4-6,000); analytical ($3-5,000); asbestos/lead ($4-6,000); report preparation ($6-8,000).
Deliverables: *Four (4) Phase II ESA Reports*
Implementation Lead: *Environmental services firm, with assistance from Town Manager and staff*
Completion Period: *Second Year of active grant*

Task 6 – Cleanup and Reuse Planning: $21,000

This includes the collection of all environmental and community information into the final cleanup and reuse plans for three of the four studied sites, including the two priority sites ($7,000 per site for three sites, $21,000). These will be based on the Phase II results for each site and include a Remedial Action Plan and Analysis of Brownfields Cleanup Alternatives (ABCA). These plans will include comparison and evaluation of remedial actions based on cost, feasibility, and effectiveness protecting human health/environment.
Deliverables: *Four (4) Cleanup and Reuse Reports*
Implementation Lead: *Environmental services firm, with assistance from Town Manager and staff*
Completion Period: *Second and Third Years of active grant*

PILOT MOUNTAIN, NC: BROWNFIELDS GRANT APPLICATION TASK COST ESTIMATES

BUDGET CATEGORIES		Project Tasks ($)							Total Estimates
		Task 1	Task 1a	Task 2	Task 3	Task 4	Task 5	Task 6	
Direct Costs	(Programmatic Costs Only)	Cooperative Agreement Management	National Conference Attendance	Community Outreach	Planning/ Assessment	Phase I Assessment	Phase II Assessment	Cleanup Planning	
	Personnel								$0
	Travel		$4,000						$4,000
	Contractual	$15,000		$24,000	$40,000	$20,000	$120,000	$21,000	$240,000
	Supplies			$5,000					$5,000
	Equipment								$0
	Other								$0
Total Direct Costs		$15,000	$4,000	$29,000	$40,000	$20,000	$120,000	$21,000	$249,000
Indirect Costs (n/a)									
TOTAL BUDGET (Total Direct Costs + Indirect Costs		$15,000	$4,000	$29,000	$40,000	$20,000	$120,000	$21,000	$249,000

3b. Cost Estimates and Outputs

3b1. Outputs and Outcomes

The Town anticipates *outputs* of this assessment will include the following:

- A comprehensive outreach campaign, including at least three community meetings and three partner meetings, pre- and post- surveys, and two community charrettes;
- Attendance at the National Brownfields Conference and other staff learning opportunities to increase knowledge of redevelopment strategies;
- Four Phase I ESAs and four Phase II ESAs;
- A market analysis and two site reuse assessments;
- All quarterly and annual reporting, including ACRES & DBE reporting;
- A site identification report showing all identified potential sites with potential contaminants and affected populations identified; and
- A comprehensive cleanup plan for the priority sites and any new identified sites.

The Town anticipates the following *outcomes* as a result of the activities proposed under this grant: a) clear remediation strategies for at least two sites within the Town's jurisdiction totaling at least 2.1 acres; b) increased community knowledge of redevelopment of brownfields, measured by surveys; c) increased staff knowledge and training to better carry out future brownfields redevelopment; and d) economic data from the site reuse assessments, market analysis reports, and the cleanup plan which supports investments from public and private sector partners into redevelopment programs.

3c. Measuring Environmental Results

The Town Manager, in partnership with the administrative services firm selected to assist the Town in implementation and management of this grant, would complete the following measurement and evaluation activities to ensure outputs are being delivered and outcomes are being met. Project tasks and deadlines will be tracked with Excel and monthly and quarterly progress reports that include survey evaluation, management of contracted services, review of environmental planning and the number of acreage and additional sites, and cleanup findings.

4. Programmatic Capability and Past Performance

4a. Programmatic Capability

4ai. Organizational Structure

Town Manager and Finance Director Michael Boaz has several years of experience in other local governments and in Pilot Mountain. He has managed grant and federal funding including USDA Rural Development and state agencies. The town was incorporated in 1889 and the Mayor is Evan Cockerham; the Town has a four-member Board of Commissioners which meets once a month and has an excellent track record of compliance with state grants. Under the leadership of Mr. Boaz, the selected QEP and administrative services firms will assist in review of sites, quarterly reporting, ACRES updates, and compliance with the NC DEQ Brownfields programs. Mr. Boaz will also utilize the services of the Town's contracted attorney for access agreements and legal support and the Town's contracted CPA for reporting purposes, if needed.

4aii. Acquiring Additional Resources

Town Manager Michael Boaz is also a certified finance director and oversees the acquisition of contracts and services with the guidance from the Board of Commissioners. In 2018, the Town of Pilot Mountain adopted a Uniform Guidance Procurement Policy that established guidelines for Town spending on contracts. No adverse audit findings have been documented in the past three years. The Town will distribute the RFQ and will work with EPA to ensure RFQs, selection, and contracts for services comply with Federal Uniform Procurement Act.

4b. Past Performance and Accomplishments

4bii. Has not received a Brownfields grant but received other federal/non-federal assistance

(1) Purpose and Accomplishments: The Town has not received direct federal grant dollars in the past five years, other than a recurring $24,500 allotment from the Department of Justice Byrne Justice Assistance Grant, which funded law enforcement computers, equipment, and support for the Town's Police Department, and a 1989 USDA Rural Development Loan for $325,000, to perform upgrades at the Town's water treatment plant. The Town holds two NCDEQ grant and loan packages: $3.9 million for water interconnection and $2.5 million for sewer upgrades. All these projects are in good standing. The NC Clean Water Management Trust funded stream bank restoration in Pilot Mountain with an $800,000 grant beginning in 2014, which leveraged additional funding from the NC Department of Water Resources, with project completion expected in 2019. The NC Department of Environmental Quality granted $78,000 for Pre-Regulatory Landfill Remediation, which remains ongoing and in good standing, and $50,000 for a water and sewer plan to combine systems via a Merger & Regionalization Assessment Grant, which is complete with a full combined water and sewer system report and all required reporting.

(2) Compliance with Grant Requirements: For all current and past grants and funding, Pilot Mountain is in good standing and compliance with work plans, terms, results, expenditure requirements, and reporting.

OMB Number: 4040-0004
Expiration Date: 12/31/2019

Application for Federal Assistance SF-424

* 1. Type of Submission:	* 2. Type of Application:	* If Revision, select appropriate letter(s):
☐ Preapplication	☒ New	
☒ Application	☐ Continuation	* Other (Specify):
☐ Changed/Corrected Application	☐ Revision	

* 3. Date Received:	4. Applicant Identifier:
01/29/2019	

5a. Federal Entity Identifier:	5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:	7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: Town of Pilot Mountain, North Carolina

* b. Employer/Taxpayer Identification Number (EIN/TIN):	* c. Organizational DUNS:
56-60001308	0019741120000

d. Address:

* Street1:	124 W Main Street
Street2:	
* City:	Pilot Mountain
County/Parish:	
* State:	NC: North Carolina
Province:	
* Country:	USA: UNITED STATES
* Zip / Postal Code:	27041-7386

e. Organizational Unit:

Department Name:	Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:		* First Name:	James
Middle Name:	Michael		
* Last Name:	Boaz		
Suffix:			

Title: Town Manager & Finance Director

Organizational Affiliation:
Town of Pilot Mountain, NC

* Telephone Number:	336-368-2247	Fax Number:	

* Email: mboaz@pilotmountainnc.org

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

*** 12. Funding Opportunity Number:**

EPA-OLEM-OBLR-18-06

* Title:

FY19 GUIDELINES FOR BROWNFIELDS ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment | Delete Attachment | View Attachment

*** 15. Descriptive Title of Applicant's Project:**

EPA Community-Wide Assessment of Former Textile Sites in Pilot Mountain, NC

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant: 6
* b. Program/Project: 6

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 07/01/2019
* b. End Date: 07/01/2022

18. Estimated Funding ($):

* a. Federal	249,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	249,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

☐ a. This application was made available to the State under the Executive Order 12372 Process for review on ____.

☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: | * First Name: James

Middle Name: Michael

* Last Name: Boaz

Suffix:

* Title: Town Manager & Finance Director

* Telephone Number: 336-368-2247 | Fax Number:

* Email: mboaz@pilotmountainnc.org

* Signature of Authorized Representative: James M Boaz | * Date Signed: 01/29/2019

R04-19-A-064

503 Doctor Donnie H. Jones Jr. Blvd., West
PO Box 67
Princeton, North Carolina 27569
Phone: (919) 936-8171 ✶ Fax: (919) 936-2842

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PROPOSAL FOR USEPA'S COMMUNITY-WIDE BROWNFIELDS COALITION ASSESSMENT GRANT
RFP NO. EPA-OLEM-OBLR-18-06 / CFDA NO. 66.818
Section IV.D. – Narrative Information Sheet

January 31, 2019

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1. Applicant Identification

   Town of Princeton, North Carolina
   503 Dr. Donnie H. Jones Blvd West
   Box 67
   Princeton, North Carolina 27569-6820

2. Funding Requested

   a. Assessment Grant Type: Coalition

   b. Federal Funds Requested

      i. $ 600,000

      ii. N/A- Not Site Specific

   c. Contamination:

Hazardous Substances	-$360,000
Petroleum	-$240,000

3. Location: Town of Princeton, NC
   Town of Pine Level, NC
   Johnston County, NC

4. Property Information for Site-Specific Proposals: N/A- Not Site Specific

5. Contacts

a. Project Director
Marla Ashworth, Town Administrator
503 Dr. Donnie H. Jones, Blvd West, Box 67
Princeton, North Carolina 27569
(919) 936-8171 (ext. 303)
m.ashworth@myprincetonnc.com

b. Chief Executive/Highest Ranking Elected Official
The Hon. Donald Rains, Mayor
503 Dr. Donnie H. Jones, Blvd West, Box 67
Princeton, North Carolina 27569
(919-936-8171 (ext. 303)
donrainsnc@gmail.com

6. Population

US Census Bureau, 2013-2017 ACS 5-Year Estimates:

Princeton:	1,339
Pine Level:	1,927
Johnston County:	196,708

7. Other Factors Checklist

Other Factors	Page #
Community population is 10,000 or less. (Two of the three coalition members are below 10,000)	3
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	N/A
The priority brownfield site(s) is impacted by mine-scarred land.	N/A
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	N/A
The priority site(s) is in a federally designated flood plain.	N/A
The redevelopment of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.	N/A
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	7 & 8

8. Letter from the State Environmental Authority: Attached

ROY COOPER
Governor
MICHAEL S. REGAN
Secretary
MICHAEL SCOTT
Director

NORTH CAROLINA
Environmental Quality

January 8, 2019

Marla Ashworth
Town of Princeton Town Administrator
503 Doctor Donnie H. Jones, Jr. Blvd. W
P.O. Box 67
Princeton, NC 27569

Re: U.S. EPA Brownfields Assessment Coalition Grant – Princeton Coalition

Dear Ms. Ashworth,

The North Carolina Department of Environmental Quality (DEQ) Brownfields Program acknowledges and supports the Town of Princeton, the Town of Pine Level, and Johnston County's application for a U.S. EPA Brownfields Assessment Coalition Grant. We are aware that your grant will focus on the areas south and east of I-95 targeted for redevelopment in preparation of the completion of I-42 that will connect the Research Triangle with the port of Morehead City. This grant would be a tremendous economic development achievement for the coalition.

We hope that the coalition is successfully awarded this grant, and we will continue to support you in your Brownfields redevelopment efforts. The Brownfields Program offers technical project guidance in accordance with our program, throughout the life of your project. This is a major key to ensuring grant applicants make efficient use of the federal funds awarded. The liability protection offered by the program is also a primary marketing tool for developers and instrumental in securing financing.

The Brownfields Program can also assist with outreach efforts to your local community regarding reuse for commercial purposes and the controls to be put in place to make the property suitable. The liability protection offered by a Brownfields Agreement is a benefit to the whole community and can often facilitate additional economic development in the area surrounding a Brownfields Property.

We look forward to working with you regardless of a grant award or not. We truly believe successful Brownfields projects can rejuvenate a community.

Sincerely,

Bruce Nicholson
Brownfields Program Manager

ec: Cindy Nolan, U.S. EPA Region 4

PROPOSAL FOR USEPA'S BROWNFIELDS COALITION GRANT
TOWN OF PRINCETON, NORTH CAROLINA
On Behalf of
The Town of Princeton, Town of Pine Level and Johnston County, North Carolina
RFP NO. EPA-OLEM-OBLR-18-06 / CFDA NO. 66.818
Section IV.E. – Narrative Proposal / Evaluation Criteria
January 31, 2019

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1.a.i. Background and Description of Target Area: The Town of Princeton (Princeton) along with new coalition partners Town of Pine Level and Johnston County, is an outstanding candidate for a ***2nd EPA Community-Wide Brownfields Assessment Grant*** to continue its outstandingly successful program of redeveloping and renewing vacant and underutilized industrial and commercial sites throughout the Town, which began in 2015, and to expand these efforts to the adjacent Town of Pine Level and Johnston County who are in close partnerships with Princeton on various current and future infrastructure and economic development plans and activities. The target area is located in eastern Johnston County, North Carolina, halfway between the county seat of Johnston County, Smithfield, and the Wayne County City of Goldsboro. The dividing line of I-95 seems to have stymied the growth in the target area since the Interstate's completion almost 60 years ago. The area, however is the historic economic, social, and transportation corridor (Corridor) linking Johnston County, North Carolina (NC) to Goldsboro. The eastern portion of Johnston County and the towns of Princeton and Pine Level, have an extraordinary opportunity for planned growth with the assistance of an EPA Assessment Coalition Grant. The Town of Princeton, NC, was a successful recipient of a Community Wide EPA Assessment Grant in 2015. That success inspired a Coalition application with Johnston County and the Town of Pine Level.

First, a bit of history is important to introduce these historic towns. The North Carolina Railroad (NCRR) that bisects Princeton and Pine Level was built over an old stagecoach road between Raleigh and Goldsboro. Princeton's original name was "Boon Hill," named in 1861 after a livery stable owner by the name of Boon. Later, there was reportedly a person by the name of Hensley who moved to town from Princeton, NJ. By an act of the NC General Assembly in 1873, the name "Princeton" became official. Pine Level's name is less intriguing but perhaps more relevant to place. The town was surrounded by a wonderful growth of long leaf (heart) pine trees for miles. The time was 1854, the year the NCRR was completed. The long leaf pine trees not only helped name the town but also contributed to its first industry: a turpentine distillery. Both towns had mercantile and early industrial roots – given their locations on transportation routes. The surrounding countryside, however, also gave each a deep rooting in the fertile ground of the piedmont that grew cotton, tobacco, and soybeans.

With the decline of the industrial and agricultural economy over the last several decades, Pine level and to some extent Princeton have struggled. However, this area is preparing for significant growth, interesting given that the dividing line of I-95 seems to have stymied growth in the target area since that Interstate's completion almost 6 decades ago by creating an artificial barrier to

development. Two modern factors are now changing the equation: 1) the upgrade of US 70 to "interstate standards" (thus creating I-42) linking Raleigh to the Port at Morehead City, NC[1]; and 2) the explosive economic growth that is taking place in other parts of the county, especially those in proximity to NC's Research Triangle. Recently, Danish-based, pharmaceutical giant, Novo Nordisk, announced a $1.85 B expansion of its Clayton facility outside Raleigh, doubling its existing workforce of 700. For each bio manufacturing job created, six total jobs are added to the economy.[2] The distance between Clayton and Princeton is only 23 miles. The Target Area, therefore, is the Corridor in Johnston County east of I-95, including Pine Level and Princeton to the Wayne County line.

1.a.ii. Description of Brownfield Sites: All three jurisdictions have identified several important brownfield sites. As change approaches, how to encourage community development without the sprawl that characterizes so many small towns when they surrender one of the most valuable assets, their downtowns, to rapid development is a critical concern. A lively downtown is important to attracting and retaining new residents. One key to redevelopment in Pine Level will be the transformation of a historic, former hotel site (now the location of the Post Office at 121 Pine Street into a downtown restaurant and niche hotel, a key to further revitalization in the area. The historic building is a potential hazardous substance (HS) site. There is another interesting site for redevelopment in Princeton, referred to as the "saw mill site," located at 220 Barden Street. It is a 4.73 acre site, now a wooded lot. With the coming of an improved US 70 (soon to be I-42) this parcel will be prime for redevelopment. It is both an HS and a potential petroleum site, but its proximity to the Dr. Donnie H. Johnson Blvd with easy access to the future I-42 make it attractive for smart redevelopment. Several more brownfields sites in the target area have been identified, including in Princeton, from the Brownfields inventory generated from 2015 EPA Assessment grant efforts, which await assessment with great potential for redevelopment and greatly changing the economic and social conditions of the target area.

1.b.i. Redevelopment Strategy and Alignment with Revitalization Plans: The importance of cooperation between towns and county is underscored in the "Johnston County, North Carolina 2030 Comprehensive Plan" that was adopted in 2009, and was prescient in its understanding of the growth that was coming to Johnston County.[3] The Plan underscores the importance of land use and that development should take place "closer to municipalities and existing public services."[4] Pine Level and Princeton were perceived to be "hot spots" for development and redevelopment. The new limited access road to Raleigh (soon to be known as I-42) suggests the following: "This is an area where additional development is both likely and desirable from the perspective of the County's goals and objectives."[5] As very successfully demonstrated by Princeton on the 2015 USEPA Brownfields Assessment grant and as further described in the rest of this document, assessment and redevelopment planning of the plethora of brownfields occupying larger areas of the Target area is a key component of realization of the 2030 Comprehensive Plan.

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[1] Interstate-Guide.com, 2019: www.interstate-guide.com/i-042.html.

[2] North Carolina Biotechnology Center, 2019: https://www.ncbiotech.org/news/novo-nordisk-doubling-clayton-pharma-site-185b-expansion.

[3] Johnson County 2030 Comprehensive Plan, 2009: http://www.johnstonnc.com/files/planning/comprehensive%20plan%2003-02-09.pdf

[4] *Ibid.*, pp. 8-9.

[5] *Ibid, p. 25.*

1.b.ii. Outcomes and Benefits of Redevelopment Strategy: The reuse of existing land, buildings, and infrastructure can be a deterrent to the dangers of sprawl that can invade areas where growth is not managed. Redeveloping sites that can be productive again make the towns stronger by not having the need to expand infrastructure. Productive and attractive downtowns add to the quality of life of both current residents and new arrivals. ***Princeton's Community Center Assessments and Planning, developed under its 2015 USEPA Community Wide Assessment grant and the accompanying streetscape improvements, for example, , now make it a destination attraction.*** Carving out greenspace for a park or a place for fitness and recreation attracts families and often address, e.g., fulfilling the health needs of those current residents who might previously have been sedentary and the recreational opportunities to attract new residents. Assessment and redevelopment planning of these various sites has great potential to attract new commercial enterprises into the Town which will spur additional economic redevelopment, as Princeton successfully demonstrated under its 2015 USEPA Assessment grant.

1.c.i. Resources Needed for Site Reuse: Princeton demonstrated outstanding success under its 2015 EPA Assessment grant by successful outreach, assessments and planning for redevelopment of several sites and corridors in Town, and successfully leveraged these efforts towards other public and private funding and investments into infrastructure improvements and brownfields redevelopment. Furthermore, the Corridor continues to be eligible for funding from a variety of sources including the programs of the NC Rural Center whose purpose is to develop strategies for sustainable rural communities. NC offers a building reuse program for vacant buildings and their expansion. USDA Rural Development offers loans that can be particularly helpful in multi-use, downtown projects. Princeton has recently had great success in leveraging funds for key projects redeveloped in their recent grant, The GoldenLEAF Foundation contributed almost $500,000 to the Beaver Creek Dam Rehabilitation and an additional grant of $555,135 to the Downtown District. The Town was able to solicit funds from the NC Legislature for the Dam Rehab, an outlay of $150,000 for the rehabilitation of Pine Street and $100,000 for the work in the Downtown District.[6] In addition, the NC Department of Transportation contributed $111,540 to the Pine Street Rehab. Local funds matched funds from the Johnston County Tourism Authority for conceptual plans for the rehabilitation of the Princeton Community Center.

1.c.ii. Use of Existing Infrastructure: In both the priority sites (see above, **Section 1.a.ii**) and also other prospective sites throughout the Corridor (that preliminary number is over 10) the utilization of existing utility connections (water, sewer, electricity, fiber, and access to wireless connections) and roadways are priorities in the inventory. There is capacity currently available, but the three jurisdictions will coordinate if upgrades are needed (see above, **Section 1.b.i**).

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a.i. Community's Need for Funding: Pine Level and Princeton are very small towns with populations of 2,078 and 1,339 respectively.[7] Yet, each small town is beginning to grow. Princeton's population has increased 11% from 2005 until the 2018 estimate. The Median

[6] Recent announcement of legislative grant: http://johnstoniannews.com/stories/princeton-receives-100k-development-grant,157110

[7] Townchart.com, 2019: http://www.towncharts.com/North-Carolina/Demographics/Pine-Level-town-NC-Demographics-data.html;

Household Income (MHI) for Pine Level is $44,162 and the MHI for Princeton is $34,720. The poverty level in Princeton is 25.7% [8] The economic situations of towns thwart their ability to obtain initial funding to carry out environmental assessment, remediation, and redevelopment, and Coalition funding will provide critical resources. The current communities' plight is largely due to their (sense of) isolation from the metro areas. Obviously, planned growth along the proposed I-42 will create better access to the metro areas.

2.a.ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations: Both Pine Level and Princeton are bisected by the railroad and those who worked in both small towns live around historic brownfields – the mills, former industrial sites, and abandoned store fronts. Many are elderly and have the fewest resources to respond and improve their situations, i.e., persons with lower income and limited education. In both Princeton and Pine Level, women outnumber men underscoring, perhaps, the current cumulative age of those living in the towns. Addressing the brownfield sites will increase the quality of life for these citizens, and redevelopment will bring new economic opportunities for the communities.

(2) Greater than Normal Incidence of Disease and Adverse Health Conditions: The available health data is county-wide, nonetheless, when compared to NC, the county has higher death rates to cancer and to heart disease than NC. Note the following summary: "The 2016 leading cause of death in Johnston County was diseases of the heart. There were 1,496 total deaths in Johnston County. Of which, diseases of the heart were responsible for 352 deaths or 23.5%. The 2nd leading cause of death is cancer, which lead to 329 deaths or 22% of total deaths. Trachea, bronchus and lung cancers have the highest mortality rate in Johnston County at 61.1. The rate for all cancer deaths in Johnston County has decreased from 184.7 in 2015 to 171.8 in 2016. Contributing to most of these deaths are lifestyle behaviors such as tobacco use, alcohol consumption, lack of physical activity, poor nutrition and substance abuse. Early detection and prevention are the two most effective ways to decrease the cancer death rate."[9] In addition, adult obesity, access to healthy food, access to exercise opportunities teen births, and children in poverty are at rates above that of NC. Social interactions are lower and long commutes are much greater.[10] One may extrapolate that social isolation, an aging population, and a general feeling of malaise is a factor for those living in the target areas. Addressing properties now without promise and creating new opportunities that can lead to a healthier life are imperative.

(3) Economically Impoverished/Disproportionately Impacts Populations: The rural character of the target area, its aging population, the percentage of citizens living in poverty compared to the rest of the county, its current isolation from development, and its history of manufacturing make the Coalition an excellent candidate for an Assessment Grant to improve the local economies and health determinants in the target area. The most recent report entitled "North Carolina Resident Population Health Data by Race and Ethnicity,"[11] prepared by the NC Department of Health and

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[8] City Data.com, 2019: http://www.city-data.com/poverty/poverty-Princeton-North-Carolina.html

[9] Johnson County Public Health Statistics, 2019: http://www.johnstonnc.com/health2/content.cfm?pageid=pubs

[10] County Health Rankings, Johnston County NC, 2018: http://www.countyhealthrankings.org/app/north-carolina/2018/rankings/johnston/county/outcomes/overall/snapshot

[11] NC DHHS Division of Public Health, 2018 https://schs.dph.ncdhhs.gov/schs/pdf/NCPopHealthDatabyRaceEthNov2018v2.pdf

Human Services, underscores that the social determinants of health (poverty rate, poverty rate of those over 65 and MHI) are affected by race. The statewide MHI, e.g., for White (Non-Hispanic) is $58,925; whereas, for African Americans the figure is $38,320 and for Hispanics, $40,546.

2.b. i. Community Involvement: Recognizing the importance of community involvement in the brownfields prioritization and redevelopment process, the Coalition will engage a citizen board made up of members of all Coalition communities to participate in the ***Princeton Brownfields Redevelopment Advisory Group (Princeton BRAG)***, expanding upon and continuing in the same vein of the efforts of the existing Princeton BRAG established under the 2015 USEPA Brownfields Assessment Grant. This group which will advance a sustainable brownfields redevelopment program for the entire region and will serve as brownfields ambassadors, advisors and a steering committee throughout the project, bringing their community vision and expertise in business, construction, health care, and real estate. Among the first tasks of the BRAG will be development of a ***community involvement plan*** to guide broader community support for the overarching goals of the program and engage affected stakeholders to better understand their needs, concerns, and interests related to the brownfields program. The purpose of this plan is to provide a voice for the broader community and a forum for those who may not be directly represented by the BRAG. Based on initial outreach efforts by the Coalition members, the following ***Project Partners*** have committed to participation in the program:

Partner Name	Point of Contact / Email / Phone	Specific Role in Project
Johnstonian News	Correy Friedman cfriedman@wilsontimes.com 252-243-5151	Advertisting and Marketing the project.
Princeton Church of God	Beth Graham www.princetonchurchof god.com 919-965-6675	Offer building for meeting space.
Partners Commercial Realty	Teresa Daughtry tdaghtry@partnersscrns.com 919-965-5661	Contacts to those interested in establishing commercial business and marketing assistance.
AdVenture Development, LLC	Kevin Daugherty kmd@adventuredev.com 919-965-5661	Regional commercial real estate developer for contacts and marketing. Member of the county Economic Advisory Board.
J&N Development	Stacy Johnston sjohnston042@nc.rr.com 919-921-2642	Contacts to those interested in establishing commercial business and marketing assistance.

2.b.ii. Incorporating Community Input: The Coalition has already formed a Brownfield Task Force made up of representatives from each partner locality. This group will be expanded to include stakeholders, developers, financial experts, and the general public from the County, Princeton, and Pine Level. Among the elements of the community involvement plan will be a schedule for providing regular community updates through press releases, website content, and social media outlets. The community involvement plan will also include schedules for open house meetings and planning charrettes that will occur at appropriate intervals throughout the 3-year project period. These advertised public meetings will be conducted during evening and/or

weekend hours to encourage participation by the entire community. With focus on stakeholders who will be most affected by the project, these meetings will include updates by BRAG members, staff and consultants about program status to provide an open forum for engagement and education, facilitate direct, two-way communication and encourage the exchange of ideas. Formal project updates will be conducted through advertised public information presentations at regular intervals, at least once per year, to keep the general public informed of progress.

3. TASK DESCRIPTIONS, COST ESTIMATES AND MEASURING PROGRESS

Task Descriptions below define all grant funded activities, with 60% designated for hazardous and 40% for petroleum sites and include how estimated costs were derived. *Task Descriptions* are followed by an associated ***Budget Table*** and a ***Summary Outputs Table*** included in ***Section 3.b.*** Per ***Section 4.a.ii***, all contractual activities will be conducted by a qualified contractor/consultant.

Task 1: Cooperative Agreement Oversight and Community Engagement – Total $40,000
$7,500 Travel + $2,500 Supplies + $30,000 Contractual
($24,000 Hazardous / $16,000 Petroleum)

Cooperative Agreement Oversight includes activities integral to achieving the purpose of the grant, e.g., program development, project oversight, administration, performance monitoring and reporting, and attending conferences. While these programmatic activities are eligible for reimbursement, they will be conducted in-kind by staff at an estimated $15,000 ($5,000 average per year). Grant eligible direct (reimbursable) costs include a travel budget of $7,500 for two or more staff representatives to attend up to three conferences, including EPA National and Region 3 Brownfields Conferences and state conferences during the project period. Direct costs for advertisement of public meetings and community events and printing of related project materials (site brochures, posters, maps, etc.) are budgeted at $2,500 ($833 average per event). Contractual costs include consultant reporting assistance estimated at $12,000 ($4,000 per year) for preparing quarterly and annual status reports and entering/updating site information in ACRES. Contractual costs for ***Community Engagement*** are estimated at $18,000 ($6,000 per year) and include technical assistance to maintain interaction with stakeholders and the community throughout the project. Primary activities include (1) developing news releases for local media and content for special brownfields pages for Coalition member websites to provide project updates, post reports and summaries of findings, and cite success stories; (2) preparing educational and outreach materials describing the program and its benefits to property owners, developers and citizens; and (3) facilitating public informational meetings approximately once per year per member locality (9 total). Estimated in-kind expense of $12,000 ($4,000 per year) for Community Engagement Activities includes staff time to coordinate and participate in stakeholder and community meetings.

Task 2: Brownfields Inventory Mapping / Database, Preliminary Site Characterization, Eligibility Determinations, Prioritization and Access Coordination
Total $24,000 Contractual ($14,400 Hazardous / $9,600 Petroleum)

The Coalition will begin their program with preparation of a brownfields inventory and database for sites in all member localities. Properties will be compiled, characterized, and prioritized, and

a pool of sites will be selected for assessment. The number of sites chosen will depend upon access considerations and assessment costs. No assessments will be conducted prior to confirming eligibility with EPA, and, when applicable, with DEQ for petroleum sites. In-kind staff expenses are estimated at $12,000 ($4,000 per year) to oversee this task and coordinate access with private property owners.

Task 3: Environmental Site Assessments (ESAs)
Total $356,000 Contractual ($213,600 Hazardous / $142,400 Petroleum)

Upon receiving eligibility determinations and access from property owners, consultants will conduct approximately ***18 Phase I ESAs (10 Hazardous and 8 Petroleum)***. The number of ESAs within each locality will be determined during the inventory process and in accordance with the Coalition's MOA developed prior to start of the project per ***Section 4.a.i.*** ESAs will be completed consistent with ASTM E1527-13, which meets EPA's latest All Appropriate Inquiry standard. Time and costs for completion of Phase I ESAs are contingent upon many factors, e.g., property size, existing improvements, past and present uses, and extent of known or suspected Recognized Environmental Conditions (RECs), but approximately 6 Phase I ESAs will be completed per year with all being completed within 24 to 30 months of site selection at an average unit cost of $5,000 per assessment, which is common for industrial and commercial properties anticipated for these assessments. Based on Phase I ESA results, sites will be evaluated to determine which require Phase II ESAs, which will include (a) project planning activities, e.g., generic Quality Assurance Project Plan (QAPP) and site specific Health and Safety Plans (HASPs), and Sampling and Analysis Plans (SAPs); (b) soil and groundwater sampling; (c) lab analyses; and (d) summary reports with recommendations for further action, if warranted. The Coalition expects to complete ***6 Phase II ESAs (3 Hazardous and 3 Petroleum)*** within 24 to 30 months of site selection. Based on experience with similar properties, contractual services will average $40,000 per Phase II ESA (6) and $2,000 per project plan (13). Estimated in-kind commitment of $12,000 per year ($36,000 total) includes staff time to coordinate with consultants and owners, oversee and monitor assessments, and review results/reports prior to EPA submittal.

Task 4: Preliminary Planning for Remediation and Redevelopment
$180,000 Contractual $108,000 Hazardous / $72,000 Petroleum)

For some sites selected for Phase II ESAs, preliminary remediation plans will be prepared to review alternatives for further environmental investigation and/or remediation. Preliminary cost estimates for alternatives and reports will be prepared and coordinated with EPA and DEQ for proposed remedial actions. Staff and consultants will also work with community stakeholders in each locality to conduct preliminary area-wide or site-specific redevelopment planning for selected target areas and/or individual properties to explore best reuse and economic potential of assessed sites. This will include marketing/feasibility studies, master plans and conceptual development plans for target areas and specific sites. A total of 6 Remediation/Redevelopment Plans are anticipated at an average contractual cost of $30,000 per plan. Coordination with EPA and DEQ, informing citizens of site findings, and gathering input for redevelopment plans will be provided by staff on an in-kind basis at approximately $3,000 per plan ($18,000 total). ***NOTE: Planning Task budget of $180,000 represents over 30% of the total grant budget as indicated on Princeton's Other Factors Checklist.***

3.b. Cost Estimates and Outputs: The ***Task Descriptions*** above include information regarding how estimates were derived for each task and were developed to achieve the primary goal of completing 18 Phase I ESAs; 6 Phase II ESAs, including associated quality assurance and work plans; and 6 remediation/redevelopment plans within the 3-year project period. The ***Project Budget Table*** below includes direct costs for travel, supplies and contractual assistance. Coalition members will provide in-kind services, including administration, coordination and product reviews, and will supplement expenses for communication materials, advertisement, and other community involvement activities through their respective department budgets if needed. The number of sites assessed per locality will be established prior to the start of the program through the Coalition's MOA described in ***Section 4.a.i.*** and will be consistent with the ***Project Outputs Summary*** that follows the budget.

PROJECT BUDGET TABLE

TASK ➡ / CATEGORY ⬇	1 Oversight / Community Engagement	2 Inventory / Prioritization / Access	3 Environmental Site Assessments (ESAs)*	4 Remediation / Redevelopment Planning	TOTAL
Travel	$7,500	$0	$0	$0	**$7,500**
Supplies	$2,500	$0	$0	$0	**$2,500**
Contractual	$30,000	$24,000	$356,000	$180,000	**$590,000**
SUBTOTAL	**$40,000**	**$24,000**	**$356,000**	**$180,000**	**$600,000**
Hazardous Sites	$24,000	$14,400	$213,600	$108,000	**$360,000**
Petroleum Sites	$16,000	$9,600	$142,400	$72,000	**$240,000**
GRANT TOTAL	**$40,000**	**$24,000**	**$356,000**	**$180,000**	**$600,000**

*Includes Phase I & II ESAs, Work Plans (QAPP, HASPs, SAPs)

PROJECT OUTPUTS SUMMARY

TASK	DESCRIPTION	CATEGORY	BUDGET	AVERAGE	PER	ANTICIPATED OUTPUTS
1	Cooperative Agreement Oversight & Reporting	Contractual	$12,000	$4,000	Year	Quarterly Reports (4 / Year), Annual Reports (3), Property Profile Forms / ACRES Entries (18)
1	Community Involvement	Contractual	$18,000	$6,000	Year	Meetings (1 / Member / Yr = 9), Program Brochures (3), Media Releases (6), Web Content
1	Travel	Direct	$7,500	$2,500	Event	Conferences (3) for 2-3 Staff, depending on event location
1	Supplies	Direct	$2,500	$833	Event	Advertisement, Printing (1 Community or Site Event per Locality)
2	Inventory/Mapping/Database Site Prioritization/Eligibity	Contractual	$24,000	$8,000	Year	Site Inventory/Mapping/Database (1); Site Eligibility Forms and/or Updated Forms (30)
3	Phase I ESAs	Contractual	$90,000	$5,000	Site	Phase I ESA Reports (18)
3	Phase II ESAs	Contractual	$240,000	$40,000	Site	Phase II ESA Reports (6)
3	Quality Assurance Plans	Contractual	$26,000	$2,000	Plan	Phase II ESA Planning Documents including generic QAPP (1), HASPs (6) and SAPs (6)
4	Site Remediation & Redevelopment Plans	Contractual	$180,000	$30,000	Plan	Site Specfic Remediation / Redevelopment Plans and/or Area Planning Documents (6)
		GRANT TOTAL	**$600,000**			

3.c. Measuring Environmental Results: Establishing and tracking performance metrics will allow the Coalition to implement, assess and communicate progress toward program goals and to determine if implementation is producing the desired return on investment. To maintain steady progress throughout the grant period, consultants will prepare ***monthly reports keyed to a master plan*** prepared in compliance with the Town's Cooperative Agreement Work Plan to summarize activities, e.g., milestones achieved, issues encountered, budget and schedule updates. These will be used to gauge progress, communicate with constituents and prepare performance reports meeting requirements of the Cooperative Agreement. Applicable site information will also be regularly entered in ***EPA's ACRES database***, and Princeton will provide ongoing and post-grant information describing outcomes and benefits of the funding, including additional funds leveraged, number of jobs created, acres made ready for redevelopment, and tax revenue generated as a result of the program.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4.a.i. Organizational Structure: ***Marla Ashworth, Town Administrator*** has successfully guided the Town's 2015 Community-wide Assessment Grant to a successful conclusion. Marla will serve as the Coalition's ***Authorized Organization Representative (AOR).*** Marla has 20 years' experience with the Town from billing clerk to chief administrative officer. Committed to the success of the Coalition's brownfields program, she is well-versed in the ***technical, administrative, and financial requirements*** of the project and grant. She will be joined by **Don Raines**, long-time Mayor of Princeton, and by **Chris Johnston, Johnston County's Economic Developer**, each of whom bring diverse backgrounds in local government, business and economic development combined with vast experience in yielding successful projects. In addition, **Jeff Holt, Mayor of Pine Level**, and owner of Air Flow Products Company, will bring extensive experience in the private sector to this management team representing all three jurisdictions of the coalition.

Upon award of the Cooperative Agreement, Princeton will convene Coalition representatives to establish ***a governance/decision-making structure and prepare a Memorandum of Agreement (MOA)***, through which members will agree upon mechanisms and processes for implementation, e.g., stakeholder representation, outreach activities, redevelopment priorities, site selection criteria, and number of sites to be assessed per locality, to ensure equitable distribution of funds.

4.a.ii Acquiring Additional Resources:

The lead, Princeton, will rely on a qualified outside contractor with appropriate expertise and resources to carry out the technical aspects of its Brownfields Program. For ***contractor selection and procurement***, Princeton follows competitive negotiation procedures required for all public bodies in the state to obtain professional services at reasonable cost. All procurement procedures will be conducted in compliance with 40 CFR 31.36 and the NC public procurement procedures for Qualifications Based Selection (QBS). Beginning with advertisement of a request for qualifications and proposals for professional services, followed by interviews with top candidates if needed, staff will score applicants, select and negotiate a contract with a qualified candidate. Applicable EPA solicitation clauses will be incorporated into Princeton's solicitation and final contract executed with the selected contractor.

4.b.i. Princeton Has Previously received an EPA Brownfields Grant

(1) Purpose and Accomplishments: Princeton received an EPA Community Wide Assessment Grant in 2015. The $400,000 grant allowed completion of 14 Phase I ESAs. Additionally, 4 sites received additional Phase II ESAs. In sum, this award resulted in 29 temporary construction jobs, resulting in 6 permanent jobs, and ***it leveraged an additional $1.443 M*** from sources such as the Golden LEAF Foundation, the NC Legislature, NCDOT, and the Johnson County Tourism Authority. These leveraged funds have allowed the project to be more robust and successful. Princeton's 2015 Assessment Grant addressed sites in three target areas. An area of the business district along Pine Street has seen important redevelopment with once vacant or underutilized buildings now with new occupants or new businesses soon to locate. Streetscape improvements took place there as well. The vacant "Mason" property was the recipient of a Phase I site assessment. The property, now in the permitting stage for a 46-home residential community, is prime to take advantage of the planned growth as a result of the I-42 completion. Of particular importance to all citizens of Princeton and the area is the redevelopment of the Princeton Community Center & Lions Club. Two associated concept plans were developed for this site: a "building redevelopment" concept and a "streetscape redevelopment" concept. The Town is acquiring funds to proceed with both conceptual plans.

(2) Compliance with Grant Requirements: From its previous EPA grant experience, the Town has demonstrated it is fully capable of successfully completing all phases of work under this cooperative agreement. The Town's familiar with and understands the necessity of developing work plans, creating and maintaining schedules, and assuring adherence to project terms and conditions. For its 2015 grant, all required was submitted in a timely manner and approved by EPA, including all required quarterly and final reports, including MBE/WBE and Federal Financial Reports, and reimbursement requests were submitted for final closeout on time. Final site packages have been submitted through ACRES and approved for all sites assessed as part of this program. Final project closeout was accomplished, and all funds were expended for the project in compliance with the Town's Cooperative Agreement requirements.

Town of Princeton, North Carolina on Behalf of a Coalition of
Johnston County, Town of Princeton and Town of Pine Level
PROPOSAL FOR USEPA'S COMMUNITY-WIDE BROWNFIELDS COALITION ASSESSMENT GRANT
RFP NO. EPA-OLEM-OBLR-18-06 / CFDA NO. 66.818
Section III.A. – Threshold Criteria
January 31, 2019

---

1. Applicant Eligibility

The Town of Princeton (Town) was established in 1873 as a separately chartered political subdivision of the State of North Carolina and is considered a ***General Purpose Unit of Local Government***. The Town is submitting this proposal as lead agency and grant applicant on behalf of the following Coalition members, all of whom are eligible entities for this funding as ***General Purpose Units of Local Government*** chartered by the State of North Carolina:

- Johnston County, North Carolina
- Town of Princeton, North Carolina
- Town of Pine Level, North Carolina

All coalition members have affirmed their agreement to be part of the coalition. See ***Threshold Criteria Attachments*** for copies of their letters of confirmation to apply for funding.

2. Community Involvement

As with Princeton's previous Brownfields Grant , the Coalition will engage a citizen board made up of members of all Coalition communities to participate in the ***Princeton Brownfields Redevelopment Advisory Group (Princeton BRAG)***, which will advance a sustainable brownfields redevelopment program for the entire region and will serve as brownfields ambassadors, advisors and a steering committee throughout the project, bringing their community vision and expertise in business, construction, health care, and real estate. The community involvement and communications component of the proposed brownfields assessment program, which is described in greater detail in the Coalition's narrative proposal ***Section IV.E.2 – Community Need and Community Engagement,*** includes (1) regular team meetings, (2) project updates at advertised public meetings, particularly at meetings and work sessions of the elected bodies of each Coalition locality, (3) maintaining a brownfields project information section on the localities' websites, (4) preparing printed materials, e.g., program brochures, and media releases to disseminate project updates and program success stories. The Coalition will also extend its outreach efforts to include opportunities for citizens to review project deliverables, especially remediation and redevelopment plans, through presentations to local business and civic organizations and through small group and neighborhood meetings, open house events and planning charrettes, facilitated by the BRAG, staff, and consultants, to allow a broad range of community perspectives.

3. Expenditure of Assessment Grant Funds

Not Applicable: The applicant affirms it does not have an active EPA Brownfields Assessment Grant.

JOHNSTON COUNTY
economic development
"Your Best Route to Success"
POST OFFICE BOX 1179
SMITHFIELD, NORTH CAROLINA 27577

Chris Johnson
Director

Phone 919-205-1232

September 3, 2018

Marla Ashworth, Town Administrator
Town of Princeton
503 Dr. Donnie H. Jones, Jr. Blvd.
P.O. Box 67
Princeton, North Carolina 27569

Dear Marla,

Johnston County, North Carolina is pleased to join with the Towns of Pine Level and Princeton, North Carolina for the purpose of submitting an application for a FY 2019 EPA Coalition Brownfields Assessment Grant. We hereby affirm that we are an eligible entity for this funding. We further endorse and support your submittal of this application on our behalf and agree that the Town of Princeton will be the primary applicant and lead member who will continue to serve as project manager if we are selected for this program.

As a region, we believe strongly that economic development is vital to our growth and sustainability and *that the appropriate adaptive reuse* of existing properties is an effective economic development strategy. Together we have worked successfully on various projects that have has positive economic impacts on our region. We are pleased to continue this *long-standing partnership* with you and look forward to our continued success.

Regards,

Chris Johnson, Director
Johnston County Economic Development
3149 Swift Creek Road
Smithfield, North Carolina 27577
Office 919-205-1232
Cell 919-915-6202
Chris.Johnson@johnstonnc.com

Mayor
Jeff Holt

Mayor Pro-Tem
Phil Pittman

Board of Commissioners
Karen Anderson
Greg Baker
Jimmy Garner

Town Clerk
Sharon Thompson

Police Chief
Keith Sparks

Public Works Supt.
Ray Stuckey

Rec .Coordinator/
Zoning Administrator
Scottie Hayes

September 5, 2018

Marla Ashworth, Town Administrator
Town of Princeton
503 Dr. Donnie H. Jones, Jr. Blvd.
P.O. Box 67
Princeton, North Carolina 27569

Dear Marla,

The Town of Pine Level, North Carolina is pleased to join with Johnston County, North Carolina and the Town of Princeton for the purpose of submitting an application for a FY 2019 EPA Coalition Brownfields Assessment Grant. We hereby affirm that we are an eligible entity for this funding. We further endorse and support your submittal of this application on our behalf and agree that the Town of Princeton will be the primary applicant and lead member who will continue to serve as project manager if we are selected for this program.

As a region, we believe strongly that economic development is vital to our growth and sustainability and *that the appropriate adaptive reuse* of existing properties is an effective economic development strategy. Together we have worked successfully on various projects that have had positive economic impacts on our region. We are pleased to continue this *long-standing partnership* with you and look forward to our continued success.

Sincerely yours,

Jeff Holt
Mayor
Town of Pine Level, North Carolina

*306 East Brown Street * P. O. Box 328 * Pine Level, NC * 27568 * Phone (919) 965-2284 * Fax (919) 965-0066*

TOWN OF PRINCETON, NORTH CAROLINA
PROPOSAL FOR USEPA'S COMMUNITY-WIDE BROWNFIELDS
COALITION ASSESSMENT GRANT
RFP NO. EPA-OLEM-OBLR-18-06 / CFDA NO. 66.818
January 31, 2019
Attachment 1 for SF424 Submittal

AREAS AFFECTED BY PROJECT

1. Town of Princeton, North Carolina
2. Town of Pine Level, North Carolina
3. Johnston County, North Carolina

TOWN OF PRINCETON, NORTH CAROLINA
PROPOSAL FOR USEPA'S COMMUNITY-WIDE BROWNFIELDS
COALITION ASSESSMENT GRANT
RFP NO. EPA-OLEM-OBLR-18-06 / CFDA NO. 66.818
January 31, 2019
Attachment 2 for SF424 Submittal

CONGRESSIONAL DISTRICTS OF PROGRAM/PROJECT

1. Town of Princeton – NC-07
2. Town of Pine Level – NC-07
3. Johnston County – NC-02 and NC-07

OMB Number: 4040-0004
Expiration Date: 12/31/2019

Application for Federal Assistance SF-424

* 1. Type of Submission:	* 2. Type of Application:	* If Revision, select appropriate letter(s):
☐ Preapplication	☒ New	
☒ Application	☐ Continuation	* Other (Specify):
☐ Changed/Corrected Application	☐ Revision	

* 3. Date Received:	4. Applicant Identifier:
01/29/2019	

5a. Federal Entity Identifier:	5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:	7. State Application Identifier: NC

8. APPLICANT INFORMATION:

* a. Legal Name: Town of Princeton, North Carolina

* b. Employer/Taxpayer Identification Number (EIN/TIN):	* c. Organizational DUNS:
56-6017367	0316062540000

d. Address:

* Street1:	503 Doctor Donnie H Jones Jr Blvd W
Street2:	PO Box 67
* City:	Princeton
County/Parish:	Johnston
* State:	NC: North Carolina
Province:	
* Country:	USA: UNITED STATES
* Zip / Postal Code:	27569-0067

e. Organizational Unit:

Department Name:	Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:	Mrs.	* First Name:	Marla
Middle Name:			
* Last Name:	Ashworth		
Suffix:			

Title: Town Administrator

Organizational Affiliation:
Town of Princeton

* Telephone Number: 919-936-8171	Fax Number: 919-936-2842

* Email: m.ashworth@myprincetonnc.com

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

*** 12. Funding Opportunity Number:**

EPA-OLEM-OBLR-18-06

* Title:

FY19 GUIDELINES FOR BROWNFIELDS ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

1234-01 - 19 0124 - Princeton - SF24 Attach | Add Attachment | Delete Attachment | View Attachment

*** 15. Descriptive Title of Applicant's Project:**

EPA Community-wide Brownfields Assessment Program

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant: NC-07
* b. Program/Project: NC-07

Attach an additional list of Program/Project Congressional Districts if needed.

1238-02 - 19 0124 - Princeton - SF24 Attac | Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 10/01/2019
* b. End Date: 09/30/2022

18. Estimated Funding ($):

* a. Federal	600,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	600,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

☐ a. This application was made available to the State under the Executive Order 12372 Process for review on ____.

☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: Mrs.
* First Name: Marla
Middle Name:
* Last Name: Ashworth
Suffix:

* Title: Town Administrator

* Telephone Number: 919-936-8171
Fax Number: 919-936-2842

* Email: m.ashworth@myprincetonnc.com

* Signature of Authorized Representative: MARLA H ASHWORTH
* Date Signed: 01/29/2019

TRIANGLE J COUNCIL OF GOVERNMENTS

R04-19-A-065

World Class Region

Environmental Protection Agency, Region 4
Attn: Mr. Brian Ross
Atlanta Federal Center
61 Forsyth Street, S.W. 10th FL
Atlanta, GA 30303-8960

Mr. Ross:

Triangle J Council of Governments is pleased to submit our proposal to the US Environmental Protection Agency for a FY19 Brownfields Assessment Coalition Grant. Pertinent application information follows.

Applicant Identification:

Triangle J Council of Governments
4307 Emperor Boulevard, Suite 110, Durham, NC 27703
Website: www.tjcog.org

Funding Requested:

i. Grant Type: Assessment Coalition
ii. Federal Funds Requested: 600,000
iii. Not requesting a Site-Specific Grant waiver
iv. Contamination: Hazardous Substances and Petroleum

Location:

Triangle J Council of Governments headquarters is in Durham, North Carolina and serves the following seven counties and the jurisdictions within them: Orange, Durham, Wake, Johnston, Chatham, Lee, and Moore counties. The communities included for the Assessment Coalition are:

1. Town of Fuquay-Varina located in Wake County, North Carolina
2. Town of Wake Forest located in Wake County, North Carolina
3. Town of Wendell located in Wake County, North Carolina
4. Town of Selma located in Johnston County, North Carolina

Property Information for Site-Specific Proposals: N/A

Contacts:

a. **Project Director**: Andrea Eilers, Energy & Environment Program Manager
Phone Number: 919-558-2705
Email: aeilers@tjcog.org
Address: 4307 Emperor Boulevard, Suite 110, Durham, NC 27703

b. **Chief Executive**: Lee Worsley, Executive Director
Phone Number: (919) 558-9395
Email: lworsley@tjcog.org
Address: 4307 Emperor Boulevard, Suite 110, Durham, NC 27703

Population:

1. Town of Fuquay-Varina: 27,906 as of American Community Survey 2017 Population Estimate
2. Town of Wendell: 7,261 as of American Community Survey 2017 Population Estimate
3. Town of Selma: 6,684 as of American Community Survey 2017 Population Estimate
4. Town of Wake Forest: 42,269 as of American Community Survey 2017 Population Estimate

Other Factors:

Other Factors	**Page #**
Community population is 10,000 or less.	**Yes, two coalition members (Wendell and Selma) are less than 10,000. See population numbers above.**
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
The priority brownfield site(s) is impacted by mine-scarred land.	
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	
The priority site(s) is in a federally designated flood plain.	
The redevelopment of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.	
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	

Letter from State or Tribal Environmental Authority: Please see attached.

I am excited about the opportunity this grant will provide to the participating Region J communities and look forward to a favorable response. Thank you for your consideration.

Sincerely,

Lee Worsley,
Executive Director
Triangle J Council of Governments

ROY COOPER
Governor

MICHAEL S. REGAN
Secretary

MICHAEL SCOTT
Director

NORTH CAROLINA
Environmental Quality

January 16, 2019

Ms. Jenny Halsey
Triangle J Council of Governments, Planner
4307 Emperor Boulevard, Suite 110
Durham, NC 27703

Re: U.S. EPA Brownfields Assessment Coalition Grant – Triangle J Council of Governments

Dear Ms. Halsey,

The North Carolina Department of Environmental Quality (DEQ) Brownfields Program acknowledges and supports the Triangle J Council of Governments application for a U.S. EPA Brownfields Assessment Coalition Grant. We are aware that your grant will focus on community engagement, compiling a site inventory, conducting environmental assessment, and redevelopment planning in communities in Wake and Johnston counties including Fuquay-Varina, Wake Forest, Wendell, Selma and Kenly. This grant would be a tremendous economic development achievement for the Triangle J Council of Governments.

We hope that the Triangle J Council of Governments is successfully awarded this grant, and we will continue to support you in your Brownfields redevelopment efforts. The Brownfields Program offers technical project guidance in accordance with our program, throughout the life of your project. This is a major key to ensuring grant applicants make efficient use of the federal funds awarded. The liability protection offered by the program is also a primary marketing tool for developers and instrumental in securing financing.

The Brownfields Program can also assist with outreach efforts to your local community regarding reuse for commercial purposes and the controls to be put in place to make the property suitable. The liability protection offered by a Brownfields Agreement is a benefit to the whole community and can often facilitate additional economic development in the area surrounding a Brownfields Property.

We look forward to working with you regardless of a grant award or not. We truly believe successful Brownfields projects can rejuvenate a community.

Sincerely,

Bruce Nicholson
Brownfields Program Manager

ec: Cindy Nolan, U.S. EPA Region 4

North Carolina Department of Environmental Quality | Division of Waste Management
217 West Jones Street | 1646 Mail Service Center | Raleigh, North Carolina 27699-1646
919.707.8200

Section I. Project Area Description and Plans for Revitalization

A. Target Area and Brownfields

I. Background and Description of Target Area

The Triangle J Council of Governments region, commonly referred to as Region J, is a rapidly growing metropolitan area in Central North Carolina comprised of Chatham, Durham, Johnston, Lee, Moore, Orange, and Wake counties, and 43 municipal governments. While this region is home to the renowned Research Triangle Park (RTP), the first research park in the United States that was created in the 1960's to spur innovation, replace disappearing manufacturing and agricultural jobs in the area post-World War II and provide a hub for relocating companies with easy access to three core universities – UNC Chapel Hill, North Carolina State University, and Duke University, this grant proposal focuses on four small/rural communities within our jurisdiction that have not experienced the economic growth of RTP, but have suffered from urban sprawl due to their proximity to RTP. In 2018, TJCOG launched the Regional J Brownfields Coalition for these four communities - the Town of Fuquay-Varina, the Town of Selma, the Town of Wake Forest, and the Town of Wendell - to assist them with brownfields redevelopment efforts in their communities that have taken a backburner to pressing demands caused by rapid population growth.

Between the years of 2000 and 2017, Region J's population doubled with an in-migration of 891,173 residents to an overall population of 1.9 million. Urban sprawl across the region exploded into many small suburbs and bedroom communities, whose residents commuted to the urban core of Raleigh, Durham and Chapel Hill for higher paying jobs. In the Town of Fuquay-Varina, population increased by 209% from 2000 to 2015 making it one of the fastest growing municipalities in the state; the Town of Wake Forest's population increased 151%. All four small towns have struggled to keep up with the needs of their growing resident base including additional infrastructure, social services, and public schools. Further, existing infrastructure such as roads and water and sewer assets continue to age and require a great deal of maintenance and investment from these communities with limited revenue.

Industry continues to shift, with NC Commerce projecting apparel manufacturing, textile production, and crop and animal production losing 49%, 20%, and 7% respectively of jobs in the region between 2014-2024 and securities and financial investments, heavy and civil engineering, and professional, scientific, and technical services gaining the most, increasing by over 25 percent between 2014-2024. However, these four communities have struggled to adapt to this changing industry – manufacturing is the second largest industry in the town of Selma with almost 400 employed in manufacturing companies; roughly 2/3 of the jobs in the Town of Wendell are within the manufacturing and retail industries; and retail trade in the Town of Wake Forest is the highest annual payroll.

Infill development and redevelopment is critical for their long-term economic and environmental sustainability and ability to harness the economic success of the nearby urban neighbors. Less than 9% of residents work within municipal limits in all four communities, with an average commute time of 28 minutes. Future success relies on smart growth strategies that build compact downtowns, improve quality of life, and develop a local property tax base of businesses resilient to economic changes or downturns. Brownfields sites that match these criteria will be prioritized by the Coalition.

II. Description of the priority Brownfield Site

In the Town of Wake Forest, the South White Street neighborhood serves as a critical connector into downtown from the south but remains largely industrial with empty concrete buildings and oil storage tanks. The Town has worked diligently to encourage downtown development that will increase walkability but continues to struggle to get investment in this corridor leaving a large section of the community disconnected from the benefits that come from redevelopment. This neighborhood has x percent minority residents compared to the x percentage

of the town. Holding Village, directly next to the South White Street sites has an average family income of $43,000 compared to $85,155 for the whole town.

In the Town of Selma, the Uptown district and Railford Street serve as a main entrance into the community that possesses a great deal of historic value and was once a state-wide destination for antique retail. However, the Uptown has not been maintained or improved over time and now has a high concentration of distressed or vacant buildings (roughly ¼ of all buildings), many of which are not fit for reuse. While downtown corridors are often a strong source of revenue for local governments, the Town's Uptown district has a large amount of low market value properties; over half the parcels have a market value of below $130,000.

In the Town of Fuquay-Varina, priority will be given to infill development around Judd Parkway – an area that is close to residential neighborhoods but also near both sections of Fuquay-Varina downtown. This site is also close to critical highway junctures into town, including US 401 and NC 55. This area is quickly redeveloping, but is critical for high density, mixed use and affordable housing opportunities within the Town.

B. Revitalization of Target Area

I. Redevelopment Strategy and Alignment with Revitalization Plans

The redevelopment strategy for the Triangle J Brownfield Coalition is based around four core focus areas identified as priorities by the Coalition and identified as critical economic development tasks in the regional Comprehensive Economic Development Strategy (CEDS) that coordinates local and regional efforts. These four focus areas also align directly to specific goals identified in the Town of Wake Forest *Renaissance Plan*, Town of Fuquay-Varina *Community Vision Land Use Plan*, the Town of Selma's *Activating Community Assets for Revitalization Plan*, and the Town of Wendell's *Comprehensive Plan*.

- **Develop Compact Downtowns.** The Coalition will create strong town cores and downtown districts that assist with the economic priorities in all four-municipal revitalization and vision plans. Brownfield cleanup and redevelopment in and around downtowns will strengthen connectivity between residential and business districts, accelerate investments in healthy, safe and walkable neighborhoods; and increase property value lost from unused or uncared for properties. In Wake Forest, the South White Street site will increase connectivity across the Town providing more opportunities for low income families to have direct access to downtown fulfilling the community's goal for a "strong core" as highlighted in the Renaissance Plan
- **Strengthen Existing and New Industry** Future investment and recruitment initiatives should realize "triple bottom line" fiscal benefits for community residents by seeking to improve the tax base, promote economic development and investment, and increase access to diversified employment opportunities in Town. Increased investment from high-tech, engineering and professional services, rapidly increasing industries in the region, should be prioritized to replace disappearing manufacturing and agriculture jobs. In the Town of Selma, redevelopment of the Uptown District will assist both existing retail industry and encourage new industry investment.
- **Create Clean, Climate-Smart Places.** As extreme weather events and climate change impacts become more frequent, Region J's small towns are experiencing greater damage and associated costs from heavy flooding and winds. Site prioritization must take into consideration existing and future floodplains, hazard mitigation plans, and the Triangle Regional Resiliency Assessment as critical resources to prioritize resilient redevelopment and clean-up projects. By concentrating brownfield efforts on infill development within existing and compact corridors, the Coalition's efforts will also preserve green space.
- **Maintain Character**. Preservation of the small town and rural character is critical to the success of the Coalition communities and for the residents who seek a high quality of life and open space. Utilizing

Historic Tax Credits, the Town of Selma's Uptown district will be able preserve the antique industry that has historically made the community a destination.

II. Outcomes and Benefits of Redevelopment Strategy

Through these four pillars of redevelopment– the Triangle J Brownfields Coalition will increase new business investment, increase property tax revenue, and preserve the characteristics that make 85,639 residents want to call Fuquay-Varina, Kenly, Selma, Wake Forest and Wendell home. By prioritizing resilient redevelopment projects, the Coalition will reduce climate related costs and impacts to governments and citizens. In Johnston County alone, the farming community sustained nearly $19 million in crop, livestock, and structural losses from Hurricane Matthew in 2016 (Rebuild NC.)

C. Strategy for Leveraging Resources

I. Resources Needed for Site Reuse

The Triangle J Brownfields Coalition is eligible for a variety of federal, state and local financial sources that can be leveraged for brownfields development in the four target communities. All four local governments in the Triangle J Brownfields Coalition pay an annual fee of $4,000 to support administration of the program, assist with site analysis and prioritization, and increase education around brownfields. This program revenue will be used to bolster the redevelopment efforts from the EPA Assessment Coalition Grant and enable the Coalition to begin preemptive work to prepare for grant activities.

Additionally, the effort will be connected to several existing funding sources and federal grants administered and managed by Triangle J Council of Governments (the applicant). First, two U.S Economic Development Administration grants totaling $625,000 focused on resiliency planning and hurricane recovery across all declared counties in Region J will be accessed. Second, as a newly designated Economic Development District, Triangle J Council of Governments, has streamlined access for itself and member governments to additional economic development funding for projects that are tied directly to the Comprehensive Economic Development Strategy.

Several of the communities' downtown corridors include historic districts that will make some sites eligible for Historic Tax Credits including the Town of Selma's Uptown District. Parts of the community engagement strategy will address education for redevelopers on the tax credits and the process to receive them.

The NC Brownfields Program will serve as another in-kind resources– NC Department of Environmental Quality already reached out to the Triangle J Brownfields Coalition to assist, and offer brownfields tools and staffing to the four communities throughout the process.

Finally, the Coalition will work to connect brownfields redevelopment efforts with opportunity zone parcels to leverage additional funds and make sites more attractive to investors. TJCOG staff were involved in the original North Carolina process for identifying opportunity zones and have continued to be involved in education and development of the region's strategy for leveraging the zones. This expertise will be critical during the site prioritization and assessment process.

II. Use of Existing Infrastructure

All sites prioritized by the four communities are focused within downtown corridors and existing developed areas that require additional infill development to create connectivity, increase access for burdened residents, and encourage industry investment. This infill development strategy will allow the communities to leverage water, sewer and electric infrastructure already in place close by. The Town of Wake Forest is an Electricity – serving as its own electric utility.

Currently, the three Wake County communities – Fuquay-Varina, Wendell, and Wake Forest – have limited transportation services provided by GoTriangle from the local community to the urban core. These services are

also concentrated around the downtown corridors, and with new investment in the Wake County Bus Rapid Transit over the next decade, this service will continue to increase.

Broadband, particularly high-speed broadband, will be a critical infrastructure need for future industry investment at brownfields sites to compete with the urban cores fast internet speeds and fiber lines that provide companies with swift digital capabilities.

Section 2. Community Need and Community Engagement

A. Community Needs

I. Community Need for Funding (also include how this funding will serve coalition partners and communities that would otherwise not have access.)

The Triangle J Regional Coalition consists of four small local governments – all four Coalition member governments have populations below 50,000; two have below 10,000 - working with limited resources to adapt and provide for a rapidly growing population. In the Town of Fuquay-Varina, population increased by 209% from 2000 to 2015 making it one of the fastest growing municipalities in the state. While population growth occurs this rapidly, revenue growth for municipalities does not and requires out-of-the box thinking, external resources and partners to be proactive, not reactive, to the myriad of challenges that accompany growth. New development being built is focused on managing new residents, without much dedicated resources to maintaining current and aging infrastructure and property.

Even further, the urban sprawl and increasingly competitive real estate market is impacting all four communities and their lower income residents' ability to find affordable homes and services. Many low-income residents are housing cost-burdened, meaning they pay more than 30% of their income per month for housing. In 2015, 500 affordable housing units were produced in all of Wake County, representing just 5 percent of the county's total housing production.

- 1 in 3 households in Fuquay-Varina makes an income below $50,000 and 67% of those households are housing cost-burdened.
- 4 in 5 households in Selma make an income below $50,000 and 65% of these households are housing cost-burdened.
- 1 in 2 households in Wendell makes an income below $50,000 and 61% of these households are housing cost-burdened.
- 1 in 3 households in Wake Forest makes an income below $50,000 and 66% of these households are housing cost-burdened.

As a regional entity, TJCOG will staff the Regional Coalition efforts and administer the grant using staff and resources that are dedicated specifically to this topic. By leveraging individual funds, TJCOG will be able to properly staff and manage brownfields projects within these four small communities. Even further, TJCOG's work and expertise in water resources, affordable housing, aging services, transit planning, and economic development for Region J will be leveraged to ensure each site assessment, engagement effort, and redevelopment plan is holistically benefiting the municipality.

II. Threats to Sensitive Populations

The aging population in three of the four communities is rapidly increasing, with increasing demands for services and infrastructure to allow older adults to age in place while receiving the healthcare and social services they require. From 2010 to 2017, the number of residents 60+ increased by 344 in the Town of Selma; 2,160 in the Town of Wake Forest; and 1,442 in the Town of Fuquay-Varina. The growth rate of the aging population in these communities is outpacing the growth rate of the general population. These residents will need greater amounts of public services, transit, health providers and accessible properties and buildings to remain independent within

the community. This challenge will only continue. By 2033, it is projected that Wake County, in which Wake Forest, Wendell and Fuquay-Varina are located, will have the fastest growing population of individuals over 65 at 156% growth rate.

58.4% of the population of Selma is minority populations that are disproportionately impacted by economic downfalls. Between the years of 2010 and 2017, the Black or African American population in Selma has increased by over 15% while the white population continues to decline. In addition, 58% percent of residents under the age of 18 live below the poverty level. Children and families that are cost-burdened are less likely to have additional income to spend on healthcare and wellness issues that may arise from living in contaminated areas or near brownfield sites. Almost ¼ of the buildings in Selma's Uptown District were vacant and in poor condition, and in existence close to many residential sites in the town.

B. Community Engagement

I. Community Involvement

The Coalition Task Force, comprised of one or two key stakeholders from each coalition member government, will identify priorities for community engagement based on previous successes from regional and local long-range planning, community visioning and strategy documents, etc. Together, the Coalition will develop a Coalition-Wide Community Engagement Plan that addresses shared areas of need from member communities including increased communication with experienced brownfields redevelopers to become involved in the clean-up/reuse process, increased education around brownfields and brownfields redevelopment for elected officials through the TJCOG Executive Roundtable Meetings, and engagement of community partners who can support the efforts through a variety of groups already convened by TJCOG including the Regional Affordable Housing Practitioners; the Smart Growth Collaborative and Water Resources Collaborative; . These joint communication efforts will be done on a regional scale to leverage TJCOG resources. Region-wide partner organizations will include but are not limited to the following: NC Department of Environmental Quality, NC Economic Development Administration, the four municipal Chambers of Commerce, Research Triangle Regional Partnership, the Triangle J Area Agency on Aging, and Self-Help Credit Union. The Community Engagement Plan will include both local and Coalition-wide engagement strategies to fuse the unique development vision of each community with the overall redevelopment plan for the Coalition.

Each municipality will also work with TJCOG staff to create a complete list of local stakeholders to engage including local community organizations, churches, local boards, health organizations or hospitals, educational institutions and developers. These stakeholders will be engaged through a set of 3-4 community events in the community, that will vary based on the population needs. For example, 75% of the Town of Selma's residents are low income households who may work abnormal hours. Engagement efforts will need to be held later at night, on weekends or remotely to reach these individuals, and in-person events will need to be at locations that are easily accessible by transit.

II. Incorporating Community Input –

Each event will facilitate feedback from residents on the vision for their community, the future of the priority sites, and a series of design charettes of potential redevelopment efforts to narrow down the right fit for the municipality. In municipalities that have sites eligible for Historic Tax Credits, specific education and outreach will be conducted to provide developers and private investors with a better understanding of the tax credit and the process to secure it.

To reach the growing aging population in these communities, TJCOG will leverage Triangle J Area Agency on Aging staff – a department within the organization – to help design engagement efforts for aging residents and make connections with local senior centers, nursing homes, and older adults in their own residences and receive feedback on their needs and incorporate it into community-wide master aging plans

Section 3. Task Descriptions, Cost Estimates, and Measuring Progress

Included in charts below:

A. **Description of Task and Activities**
B. **Cost Estimates and Outputs**

Task 1 – Community Engagement and Education - Total Budget $38,000						
Description	**Lead Entity**			**Estimated Costs**		
	TJCOG	**Coalition Staff Members**	**Qualified Environmental Professional**	**TJCOG**	**Coalition Staff Members**	**Qualified Environmental Professional**
Develop a Community Engagement Plan with Coalition members. Items would at minimum include: • Plan and conduct community meetings in each in each of the coalition members towns (5-10) • Work with the individual coalition members Planning Departments to meet with residents/property owners • Host at least one engagement event with municipal staff and regional developers, specifically targeting developers that understand brownfield properties and successfully lead redevelopment efforts • Host at least one engagement event with municipal staff and regional developers, specifically targeting developers that understand brownfield properties and successfully lead redevelopment efforts • Conduct a public outreach campaign to educate the public (site owners) and private sector about brownfields and the benefits of utilizing redevelopment incentives. This may also include presentations to the TJCOG Board, Executive Roundtable, Regional Managers, and the various other groups convened by the COG • Site Access: Access agreements will be signed by the appropriate Town and property owner before entering the program • Create educational print media (infographic fact sheets, brochures, flyers, etc.) • Dedicated website page for program information and resources	X			$10,000 H $10,000 P		$6,000 H $6,000 P (Contract out some for technical expertise)
Travel – two TJCOG staff to attend National Brownfields Conference, NCDEQ training, and other applicable workshops	X			$2,000 H $2,000 P		
Supplies – Presentation materials, fact sheets, brochures, etc.	X			$1,000 H $1,000 P		
Outputs	Completed Community Engagement Plan; # of community meetings; # of engagement events; # of outreach materials distributed, # of website hits, # of site access agreements					

Task 2 – Site Inventory - Total Budget $20,000						
Description	Lead Entity			Estimated Costs		
	TJCOG	Coalition Staff Members	Qualified Environmental Professional	TJCOG	Coalition Staff Members	Qualified Environmental Professional
Create a database/inventory of properties fit for redevelopment in coalition-member communities. This includes assistance with data gathering, cleaning, and prioritizing based on community-needs.	X			$10,000 H $10,000 P		
Outputs	# of site inventories					

Task 3 – Cooperative Agreement Oversight Total Budget $30,000						
Description	Lead Entity			Estimated Costs		
	TJCOG	Coalition Staff Members	Qualified Environmental Professional	TJCOG	Coalition Staff Members	Qualified Environmental Professional
Cooperative Agreement Oversight: • Facilitate the MOA process prior to expenditure of funds, internal agreements to be a part of the coalition, and other agreements that may be necessary **Procuring a Qualified Environmental Professional:** • TJCOG has already made several relationships with QEPs in the region that perform brownfield assessment work. We will seek out additional QEPs through a fair and open competition in compliance with state and federal procurement requirements. **Performance and Financial Reporting:** • TJCOG will adhere to EPA reporting requirements: ACRES, quarterly ,MBE/WBE DBE, etc.	X			$15,000 H $15,000 P		
Outputs	# of agreements, # of contracts ,ACRES updates; quarterly reports, MBE/WBE reports, and financial reports submitted; grant-related meetings held; grant closeout documents;					

Task 4 – Phase I and Phase II Environmental Assessments - Total Budget $460,000						
Description	Lead Entity			Estimated Costs		
	TJCOG	Coalition Staff Members	Qualified Environmental Professional	TJCOG	Coalition Staff Members	Qualified Environmental Professional
Complete Phase I assessments on eligible sites: • 16 on hazardous sites at an average of $3,250 per site—could range from $3,000-$3,500 depending on size and complexity; 7 on petroleum sites with an average of $4,250 per site – could range from $4,000-4,500 depending on size and complexity			X			$52,000 H $29,750 P

**All coalition members will have a minimum of one site assessed in their jurisdiction.* • Sites will be entered into NC Brownfields Program						
Complete Phase II assessments on eligible sites: • 5 on hazardous sites at an average of $45,000 per site; 5 on petroleum sites with an average of $30,000 per site – could range from $20,000-$50,000 depending on size and complexity • Sites will be entered into NC Brownfields Program			X			$225,000 H $150,000 P
Generic Quality Assurance Project Plan			X			$1,625 H $1,625 P
Outputs	# of Phase I assessments completed, # of Phase II assessments completed, # of sites entered into NC Brownfields Program					

Task 5 – Redevelopment Planning - Total Budget $50,000

Description	Lead Entity			Estimated Costs		
	TJCOG	Coalition Staff Members	Qualified Environmental Professional	TJCOG	Coalition Staff Members	Qualified Environmental Professional
• Create toolkit of best practices for members that will help them build a brownfields-redevelopment strategy and implement the strategy's steps in their community. Toolkit will look to address the potential to leverage local opportunity zones, transit-oriented development and more for brownfields funding. • Conduct redeveloping planning for coalition members including charrettes, visions sessions, etc.	X	X	X	$5,000 H $5,000 P		$5,000 H $5,000 P
Appropriate cleanup plans (At minimum, 1 hazardous site plan or 1 petroleum site for each plan for each member of the coalition. Average cost of plan is $4,000.)			X			$15,000 H $15,000 P
Outputs	Toolkit completion, # of redevelopment planning sessions, # of conceptual redevelopment plans					

	Hazardous Budget						Petroleum Budget					
Budget Categories	**Task 1**	**Task 2**	**Task 3**	**Task 4**	**Task 5**	**Total**	**Task 1**	**Task 2**	**Task 3**	**Task 4**	**Task 5**	**Total**
Personnel	10,000	10,000	15,000		5,000	40,000	10,000	10,000	15,000		5,000	40,000
Fringe Benefits												
Travel	2,000					2,000	2,000					2,000
Equipment												
Supplies	1,000					1,000	1,000					1,000
Contractual	6,000			279,625	20,000	305,625	6,000			182,375	20,000	208,375

Other												
Total	**$19,000**	**10,000**	**15,000**	**279,625**	**25,000**	**348,625**	**19,000**	**10,000**	**15,000**	**182,375**	**25,000**	**251,375**

Measuring Environmental Results:
Triangle J COG will make all necessary arrangements to track, measure, and evaluate this grant in achieving all expected outputs and outcomes through spreadsheets. All personnel associated with this project are highly experienced in grant and project management, are familiar with federal grants, and are committed to tracking and documenting all aspects of this project from initiation to completion. TJCOG will work closing with the selected Qualified Environmental Professional to ensure compliance on their end. Additionally, TJCOG will regularly communicate with the EPA Project Manager on status, etc. Quarterly reports, ACRES updates, and project schedule will be submitted to the EPA. Anticipated outputs are included in the task charts above.

Section 4. Programmatic Capability and Past Performance

Programmatic Capability:
Triangle J Council of Governments has a strong history of administering federal and state grant funds. TJCOG is primarily funded through various federal and state grants. Staff assigned to this grant has experience in grant administration.

Key Staff:

- Jenny Halsey, LEED AP: Jenny has worked in the sustainability sector since 2011. As an Energy and Environment Planner for Triangle J, Jenny coordinates the Regional Transportation Demand Management program, which oversees regional and local transit providers' efforts to promote commute alternatives and reduce congestion. Previously, Jenny worked for the Town of Kernersville, City of Winston-Salem, and the Winston-Salem Sustainability Resource Center. Prior professional experience includes implementing and managing a variety of sustainability initiatives for municipalities and non-profits, grant management, LEED Administration, recycling coordinator, and managing department-wide operations for Public Works. She has a BS in Interior Architecture and a minor in Environmental Studies from University of North Carolina- Greensboro. Currently, she is pursuing her master's in public administration.
- Kaley Huston: Kaley joined TJCOG in June 2018 after graduating with her Master's in City and Regional Planning from the University of North Carolina at Chapel Hill, specializing in Land Use and Environmental Planning. While at Carolina Planning, she was a Development Associate for the Development Finance Initiative at the UNC School of Government, which partners to attract private investment for transformative projects by providing specialized finance and development expertise. In addition to her Master's, Kaley holds a Natural Hazards Resilience Certificate from the Coastal Resilience Center of Excellence and contributed to several projects and initiatives related to Hurricane Matthew disaster recovery and resilience in eastern North Carolina. Previously, she worked as a Researcher/Analyst for an environmental and conservation consulting firm and contributed to encroachment management and compatible land use strategies for U.S. military installations. In this role, she served as a program lead for Communication Engagement Strategies and related community deliverables and helped to develop, implement, and manage a nationwide media research and constituent tracking database.
- Alana Keegan: Alana serves as the Engagement Specialist for TJCOG. In this role, she works to build stronger connections between member governments and the programs, initiatives, and efforts at the organization. Prior professional experience includes creating and managing digital communication & outreach plans, and leading strategic visioning workshops for public and private sector entities. She has a BA in Economics and International Studies from Muhlenberg College.

Assessment Coalition: The Coalition will be guided by a Task Force that will consist of 1-2 designated individuals from each coalition member. The Coalition will be staffed by TJCOG who will lead all activities based on the guidance of the Task Force. This Task Force will meet quarterly to at minimum:

- Review coalition efforts and provide guidance on next steps.
- Make decisions on grant activities and prioritization of sites and assessment activity.
- Share best practices and learn from experts in the field.

Acquiring Additional Resources: TJCOG will enter a contractual agreement with a minimum of one experienced brownfield consultant to assist the Coalition with the technical aspects of the program. All professional environmental services will be obtained through TJCOG's procurement process. TJCOG will advertise for requests for qualifications from environmental contractors, select the most qualified firms, and issues requests for proposals. All such decisions are made by the Brownfield Coalition Taskforce.

Past Performance and Accomplishments: *TJCOG has not received an EPA Brownfields Grant but has received other federal or non-federal assistance agreements.*

A. Carolina Blue Skies Initiative – Recovery Act

A. "Carolina Blue Skies and Green Jobs Initiative", was a project led by Triangle Clean Cities Coalition housed Triangle J Council of Governments (TJCOG). The $31 million Department of Energy Recovery Act project provided major expansion of alternative fuel vehicles and refueling infrastructure. If funded over 540 vehicles and 140 fueling stations in North and South Carolina with 46 sub-recipients and 200 technology providers.

B. TJCOG/Triangle Clean Cities has successfully completed all reporting requirements associated with this agreement. TJCOG complied with the workplan, schedule, and terms & conditions. The team received feedback from the DOE that "The EERE project team has assigned a Green overall project health indicator." Green indicates DOE believes the project is generally on track, there are no major concerns, and the project continues to hold strong promise.

B. Southeast AFV Demonstration Initiative

A. Triangle J Council of Governments was awarded The Southeast AFV Demonstration Initiative (SADI) in 2015 by the US Department of Energy (DOE). SADI focused on the increased adoption of alternative fuels in the Southeast region of the United States. SADI was a multi-stakeholder project, TJCOG provided sub-awards to Clean Cities Coalitions in South Carolina, North Carolina and Tennessee to provided education and outreach. There was also coordination with several technology partners to provide opportunities for fleets to demonstrate a wide range of alternative fuel vehicles.

B. SADI received "Green Health Indicators" from the Office of Energy Efficiency and Renewable Energy (EERE) project team throughout the length of the project. Green indicates DOE believes the project is generally on track, there are no major concerns, and the project continues to hold strong promise.

C. Triangle Transportation Demand Management (TDM)

A. Since 2008, TJCOG has funded, coordinated, and evaluated regional TDM activities to reduce traffic and air pollution by promoting commute alternatives such as transit, telework, carpooling, vanpooling, biking, and walking. TJCOG applies for money from the two Metropolitan Planning Organizations in the region (federal CMAQ dollars) and the NC Department of Transportation and administers an annual competitive grant program. In FY17-18, TJCOG administered just over 2 million in grant funding to twelve sub-recipients.

Every year, TJCOG has met quarterly deadlines with NCDOT and CMAQ for narrative and invoicing reporting. Additionally, TJOCG has complied with the workplan, schedule, and terms & conditions.

Triangle J Council of Governments
Charter Resolution

WHEREAS, together with the other county and municipal governmental units adopting concurrent Resolutions identical hereto, recognize that there is a need for such governmental units to consult among themselves and to act in concert with reference to regional matters affecting health, safety, welfare, education, recreation, economic conditions, regional planning or planning development; now, therefore, be it

RESOLVED, that pursuant to the General Statutes of North Carolina, Chapter 160A, Article 20, Part 2, the following Resolution is adopted for the establishment of a regional council of governments.

ARTICLE I

Short Title - Binding Effect. This Resolution is the "Charter" of this Regional Council; and said Charter, together with all amendments thereto, is binding upon and shall ensure the benefit of all governmental units adopting it.

ARTICLE II

Name. The name of the regional council of governments hereby established is the Triangle J Council of Governments.

ARTICLE III

Purpose. The purposes of the Council are:

1) To serve as a forum for discussion of governmental problems of mutual interest and concern;

2) To develop and formalize policy recommendations concerning specific matters having an areawide significance which may include but are not limited to the following:

    a) human resource development and human relations.
    b) housing, public and private.

c) health care and hospital services.
d) recreation.
e) sanitation and refuse disposal.
f) communications.
g) transportation.
h) water, sanitary sewer, electric power and other utility services.
i) air, water and other environmental development.
j) commercial and industrial development.
k) law enforcement.
l) welfare.
m) fire protection and prevention.
n) regional land use planning.
o) workforce development and training, and
p) conservation and development of natural resources.

3) To promote inter-governmental cooperation;

4) To provide organizational machinery to insure effective communication and coordination among the participating governmental units and other governmental units.

5) To serve as a vehicle for the collection and distribution of information concerning matters of areawide interest;

6) To review, upon request of any governmental unit within the Triangle J Region, applications of that unit for any grant in aid, federal, state or private; and

7) To provide services to local governments and residents in the area known as the Triangle J Region where appropriate and authorized.

The Council shall strive to promote harmony and cooperation among its members. It shall seek to deal with regional problems in a manner that is mutually satisfactory and shall respect the autonomy of all local governments within the Triangle J Region.

ARTICLE IV

Membership

1) The initial membership of the Council of Governments shall consist of the general purpose governmental units of and in the counties of Chatham, Durham, Johnston,

Lee, Orange, and Wake, known as the Triangle J Region, which adopted a resolution pursuant to N.C.G.S. 160A-470 on or before June 30, 1972.

2) Any municipality or county in the Triangle J Region that is not an initial member of the Council may join this Council by ratifying or adopting this Charter and upon a majority vote of approval by the Board of Delegates. Notice of such application for admission shall be given to existing members of the Council at least ten (10) days prior to the date of the meeting at which the vote is to be taken.

3) All rights and privileges of membership in the Council shall be exercised on behalf of the member governments by their delegates to the Council.

4) Any special purpose governmental agency in the Triangle J region involved in matters affecting the health, safety, natural resources, welfare or education of the citizens of North Carolina, such as school boards, sanitary districts, and soil and water conservation districts, is eligible to apply for an affiliate membership in the Council. The application may be approved and an affiliate membership granted to such special purpose governmental unit upon the affirmative vote of the Board of Delegates. The affiliate member shall pay no assessment, but the Council may charge each affiliate member a reasonable sum to cover its proportionate share of the direct costs of providing services to the affiliate members, provided such payments are authorized by law. The affiliate member shall have no vote in the Council, but its designated representative may serve on any technical or advisory committee and may otherwise participate in the deliberations of the Council.

ARTICLE V

Withdrawal. Any member may withdraw from the Council at the end of any fiscal year, provided written notice of intent to withdraw is given to each of the other members at least sixty (60) days prior to the end of the fiscal year.

ARTICLE VI

Governing Board.

1) The governing board of the Council of Governments shall be known as the Board of Delegates, which shall be constituted as described below.

2) The Board of Delegates shall consist of one delegate from each member governmental unit. Each governmental unit may designate any number of alternate delegates. All

delegates and alternates shall be elected members of the governing bodies of the member governmental units they represent. The delegates and alternates, as well as their successors, shall be selected by the member governing bodies in any manner consistent with law and the regulations governing such body, and their names shall be certified to the Council in the manner described by the Bylaws of the Council.

3) The term of office of each delegate shall commence upon the date of his/her appointment and certification to the Council by the governing body of the member governmental unit he or she represents; and such terms shall expire when the appointing body has appointed his or her successor and certified such successor to the Council, unless he or she shall sooner resign, or cease to be an elected member of said governing body, in which case his or her term shall expire on the effective date of such event. Each member shall certify to the Council the name of its delegate and any alternate(s) prior to the first Board of Delegates meeting of the calendar year. Only an individual who has been duly appointed and certified to the Council as a delegate or alternate may serve as a voting member of the Board of Delegates.

4) The delegates shall be compensated, upon submittal of proper receipts, for direct expenses incurred in connection with discharging their duties as delegates to the Triangle J Council of Governments.

5) It is the intent of this Charter that all delegates to the Council shall have demonstrated an interest in the sound development of Region J.

ARTICLE VII

Meeting. Regular meetings of the Board of Delegates shall be held, as provided in the Bylaws to receive reports from its standing committees and to conduct necessary business. The Chair may cancel the regular meeting if he or she determines that there is no need for the meeting. Special meetings of the Board of Delegates may be called by the Chair, or by any three members thereof. All meetings shall be open to the public.

At least 48 hours written notice of any meeting shall be given to all delegates of the Board of Delegates. It shall state the time, place, and purpose of the meeting, and may be sent by electronic means. At least twenty-four (24) hours written notice shall be given of any committee meeting to all committee members. Any member may waive notice of this requirement for himself/herself.

ARTICLE VIII

Quorum and Voting Requirements.

1) Except as provided in Paragraph 4 of this Article, each member governmental unit shall be entitled to one vote on all matters coming before the Board of Delegates or before any committee to which such member unit is duly appointed. All votes shall be cast by the delegate, or in his or her absence, by an alternate delegate of the member government.

2) The quorum shall be established in the Bylaws. The affirmative vote of a simple majority of members present at any meeting at which a quorum is present shall be required for any action or recommendation of the Board or any Committee, unless this Charter or the Bylaws of the Council require a larger affirmative vote on particular matters.

3) Voting shall be by voice, by show of hands, or, upon the request of any three delegates, by a poll of the delegates.

4) At the request of any delegate present, any questions shall be determined by weighted voting. Weighted voting shall mean that each participating member local government shall have one vote for each 5,000 units of population, as determined by the most recent decennial census, and for any remaining fraction of 5,000 units within the geographical boundaries of the participating government, except that any participating government whose jurisdiction has a population of less than 5,000 shall have one vote. In the case of any weighted voting question delegates representing local governments with at least two thirds of the aggregate votes of member local governments shall be present and participating. An affirmative vote of at least two thirds of the votes cast shall be required to decide any weighted voting question.

5) Proxy voting is not allowed.

6) The provisions in this Article VIII apply to all committees and boards of the Council except to the extent such committee or board has adopted different measures.

ARTICLE IX

Board of Delegates

1) At the first regular meeting of the Board of Delegates, and annually thereafter as provided by the Bylaws, the Board of Delegates shall elect a Chair, a First Vice Chair, a Second Vice Chair and a Secretary-Treasurer to serve as officers for one year or until their successors have been duly elected. The Board of Delegates may also elect such

additional officers as the Board of Delegates finds to be necessary in the proper performance of its duties.

2) The Chair shall preside at all meetings of the Board of Delegates and shall conduct said meeting in an orderly and impartial manner so as to permit a free and full discussion by the membership of such matters as may be brought to the Board of Delegates. The Chair shall have the same voting rights as other members.

3) The Chair may appoint such advisory committees as he or she finds necessary or desirable.

4) The First Vice Chair shall perform all of the duties of the Chair in the absence of the Chair, or in the event of the inability of the Chair to act, and shall perform such other duties as the Board of Delegates may delegate to him or her. The Second Vice Chair shall perform all of the duties of the First Vice Chair in the absence of the First Vice Chair or in the event of the inability of the First Vice Chair to act.

5) All other officers elected by the Board of Delegates shall perform such duties as may be prescribed by the Board of Delegates.

ARTICLE X

Finance Matters:

1) On or before the 15th day of April each year, the Council shall prepare and submit to each participating governmental unit its proposed general budget for the next fiscal year.

2) The general budget shall set out the proportionate share of the budget to be borne by each member governmental unit by a method established in the By-laws and reviewed periodically by the Board of Delegates.

3) A special budget providing for cooperative arrangements or coordinated action for two or more members may be adopted at the request of members participating in special functions. The share of the special budget to be borne by each participating member shall be determined by the participating members.

4) Upon approval of its share of each budget by a member local government, such member shall appropriate its share of the budget, and after adoption of its own budget, shall forward to the budget officer its share of the budget.

5) All local appropriations to the Council shall be made in accordance with the Local Government Budget and Fiscal Control Act, as may be appropriate.

6) The finance officer shall have authority to collect, deposit, and disburse funds made available to the Council from any source whatsoever, and also perform other duties as prescribed by G.S. 159-25. Finance officers shall be bonded as required by G.S. 159.29. All monies received for the Council shall be deposited into an official depository of the Council for the exclusive use of the Council, and shall be paid out only by check signed by the finance officer and countersigned by the Executive Director or another official designated by the Council. Funds shall be disbursed only when they are within the amount of appropriations made according to the budget of the Council.

7) The Board of Delegates may designate a Council employee or, with the agreement of the governing body involved, designate one of the city or county accountants as the finance officer to perform the duties as described in the Local Government Budget and Fiscal Control Act insofar as post-budget approval of expenditures is concerned.

8) It shall be the duty of the Board of Delegates to require that all financial records and accounts of the Council be audited annually by a certified public accountant or by an accountant certified by the Local Government Commission as qualified to audit local governmental accounts. A copy of the annual audit shall be forwarded to each member county and municipality and to the secretary of the Local Government Commission.

ARTICLE XI

Committee Structure.

1) The Board of Delegates may establish an Executive Committee, other committees of the Board itself, and technical and advisory committees.

2) Executive Committee. The Executive Committee shall consist of two delegates from each county in the Region. The officers of the Council and the immediate past Chair shall automatically be members, and will thereby occupy that number of the two seats allotted to their county. Each county government will occupy one seat on the committee. The other seat from each county will be occupied by a municipal delegate from that county. The municipal delegate will be chosen by a vote of all the municipal delegates from that county unless that seat is automatically assigned as provided above. If there are more eligible delegates than available seats for those delegates to serve on the Executive Committee due to the automatic assignments provided above,

then the number of Executive Committee members shall be temporarily increased to allow all eligible delegates to serve on the Executive Committee. .

3) Technical and Advisory Committees. The Chair may appoint technical or advisory committees with broadly representative membership for any of the planning studies and work elements in the Program of Work. These Committees should work directly with the Council staff and its consultants and make periodic reports to the Council. In addition to reviewing periodic progress reports, these advisory committees should directly participate in the planning process.

ARTICLE XII

Annual Report. The Council shall prepare and submit an annual written report of its activities, including a financial statement, to the participating governmental units.

ARTICLE XIII

Powers, Duties and Functions of the Council. Within the limits of funds and personnel available, the Council:

1) Shall have and may exercise, in accordance with its Charter and Bylaws, all of the powers which the General Assembly of North Carolina has authorized, and may hereafter from time to time authorize, this Charter to confer upon the Council, including, but not limited to, all of the specific powers enumerated in Section 160A-475 (any amendments thereto) of the General Statues of North Carolina, which powers are incorporated herein by reference.

2) Shall have, and may exercise, in addition to and not in limitation of the foregoing, the following powers:

   (a) To create such committees as it deems necessary to exercise the powers granted to the Council herein in dealing with problems or problem areas that do not involve all the members of the Council. At least one delegate from each member governmental unit affected by the problem or problem area to be dealt with by the committee is entitled to be a member of that committee. Any two or more member governmental units shall have the right to have a Council committee formed to exercise the powers of the Council with reference to any problem which affects the petitioning governmental units, unless the Council shall reasonably determine that the problem or problem area in question should be assigned to an existing committee, in which case the petitioning

member shall be entitled to be represented on said committee. The subject matter over which any committee has jurisdiction to exercise the powers of the Council shall be specifically defined, but may be enlarged or restricted by the Council from time to time. Unless the right of a member of representation on any particular committee granted herein above is asserted, the Chair of the Council shall designate the membership of all committees.

(b) To accept, receive and disburse in furtherance of the duties, purposes, powers, and functions specified in the Charter all member assessments, funds, grants, and services made available by the State of North Carolina, any other municipality or county or other governmental or quasi-governmental unit or agency, (whether or not a member of such Council) and private and civic sources. The Council may provide matching funds, grants or services, received from any source, to or from any governmental or quasi-governmental agencies established by the Council or any two or more member governmental units in furtherance of the duties, purposes, powers, and functions herein contained. None of the powers contained in this subparagraph may be exercised by any committee except with respect to funds budgeted or appropriated for their use by the Council.

(c) To meet with, consult with, and act in concert with any county or municipality, any agency of the State or Federal government, any civic organization, or any private organization in the furtherance of the purposes and objects within its jurisdiction.

(d) To participate, as a unit of local government, in any undertaking with any other unit of local government, whether or not a member of the Council, for the joint exercise of governmental powers in accordance with the provisions of Chapter 160A, Article 20, Part 1 of the General Statutes of North Carolina (and any amendments thereto).

(e) To contract with any person, firm or corporation for goods and/or services when same have been authorized by budget appropriations or by special resolution of the Council appropriating available funds.

(f) To adopt Bylaws containing such rules and regulations for the conduct of its business as it may deem necessary for the proper discharge of its duties and the performance of its functions, not inconsistent with the Charter of the laws of North Carolina.

(g) To create agencies of the Council to act for and on behalf of the Council in the planning and development of particular programs which affect the health,

safety, welfare, housing, education, economic conditions or regional development of two or more member governmental units. Such agencies shall have such membership, staff, powers, duties and responsibilities as may be specified in the Council Resolutions establishing such agencies, consistent with powers herein granted to the Council. Provided, however, such agency shall at all times be acting for and on behalf of, and shall be responsible to the Council. The Council may appropriate funds for the use of agency programs which it has received from any source, including member assessments, provided such appropriation is made in accordance with the Charter.

(h) To contract with and provide services to local governmental units within Region J.

(i) To serve as an informational clearinghouse and, as a reviewing agency with respect to Federal, State and local services or resources available to assist in the solution of problems.

(j) To request and receive contributions of research assistance from its own agencies, private research organizations, civil foundations, institutions of higher learning, and other organizations.

(k) To purchase, lease, rent or otherwise acquire real and personal property to the extent necessary to discharge the other powers, duties and functions set forth herein and to the extent such purchases are authorized by general or special budgets and are within the limits of funds appropriated for or provided to the Council by the participating governmental units and others for such purposes.

(l) To act as the official reviewing agency of the participating governmental units for all programs, Federal, State, or private, requiring regional review.

It is the desire of the membership of this Council to avoid duplication of governmental functions, particularly in the planning and development of future programs in areas of governmental responsibility, and to that end this Council is created, should function, and these powers are given.

ARTICLE XIV

Amendments. Amendments to this Charter shall become effective when adopted by resolution of two-thirds (2/3rds) of the participating governmental units in the Council of Governments.

ARTICLE XV

Dissolution. The Council may be dissolved at the end of any fiscal year only (1) upon the adoption of a dissolution resolution by the governing bodies of all member governmental units, or (2) the withdrawal from the Council of all but one (1) of the member governmental units. If such dissolution is affected by resolution of all member governments, such resolutions shall specify the method of liquidating the Council's assets and liabilities. If such dissolution is occasioned by withdrawal of all but one member, the remaining governmental unit shall have the power to liquidate all assets and liabilities and it shall then distribute the net proceeds, if any, to those members who paid the latest annual assessment and in the same proportion. Any deficit shall be the responsibility of those member governments who would have received the net proceeds, and in the same proportions.

Amended: July 1, 1975
February 18,1976
April 28, 1982
February 14, 1985
March 27, 1996
April 25, 2018

OMB Number: 4040-0004
Expiration Date: 12/31/2019

Application for Federal Assistance SF-424

* 1. Type of Submission:
- [ ] Preapplication
- [x] Application
- [ ] Changed/Corrected Application

* 2. Type of Application:
- [x] New
- [ ] Continuation
- [ ] Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received: 01/31/2019

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier: North Carolina

8. APPLICANT INFORMATION:

* a. Legal Name: Triangle J Council of Governments

* b. Employer/Taxpayer Identification Number (EIN/TIN): 56-1017435

* c. Organizational DUNS: 7870017830000

d. Address:

* Street1: 4307 Emperor Boulevard
Street2: Suite 110
* City: Durham
County/Parish: North Carolina
* State: NC: North Carolina
Province:
* Country: USA: UNITED STATES
* Zip / Postal Code: 277038080

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:
* First Name: Andrea
Middle Name:
* Last Name: Eilers
Suffix:

Title:

Organizational Affiliation: Triangle J Council of Governemtns

* Telephone Number: 919-558-2705
Fax Number:

* Email: aeilers@tjcog.org

Community Involvement Plan

The Coalition Task Force, comprised of one or two key stakeholders from each coalition member government, will identify priorities for community engagement based on previous successes from regional and local long-range planning, community visioning and strategy documents, etc. Together, the Coalition will develop a Coalition-Wide Community Engagement Plan that addresses shared areas of need from member communities including increased communication with experienced brownfields redevelopers to become involved in the clean-up/reuse process, increased education around brownfields and brownfields redevelopment for elected officials through the TJCOG Executive Roundtable Meetings, and engagement of community partners who can support the efforts through a variety of groups already convened by TJCOG including the Regional Affordable Housing Practitioners; the Smart Growth Collaborative and Water Resources Collaborative; . These joint communication efforts will be done on a regional scale to leverage TJCOG resources. Region-wide partner organizations will include but are not limited to the following: NC Department of Environmental Quality, NC Economic Development Administration, the four municipal Chambers of Commerce, Research Triangle Regional Partnership, the Triangle J Area Agency on Aging, and Self-Help Credit Union. The Community Engagement Plan will include both local and Coalition-wide engagement strategies to fuse the unique development vision of each community with the overall redevelopment plan for the Coalition.

Each municipality will also work with TJCOG staff to create a complete list of local stakeholders to engage including local community organizations, churches, local boards, health organizations or hospitals, educational institutions and developers. These stakeholders will be engaged through a set of 3-4 community events in the community, that will vary based on the population needs. For example, 75% of the Town of Selma's residents are low income households who may work abnormal hours. Engagement efforts will need to be held later at night, on weekends or remotely to reach these individuals, and in-person events will need to be at locations that are easily accessible by transit.

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

E: Regional Organization

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

*** 12. Funding Opportunity Number:**

EPA-OLEM-OBLR-18-06

* Title:

FY19 GUIDELINES FOR BROWNFIELDS ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment | Delete Attachment | View Attachment

*** 15. Descriptive Title of Applicant's Project:**

Triangle J Brownfield Coalition

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant NC-004

* b. Program/Project NC-002

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 07/01/2019

* b. End Date: 06/30/2021

18. Estimated Funding ($):

* a. Federal	600,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	600,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .

☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:

* First Name: Andrea

Middle Name:

* Last Name: Eilers

Suffix:

* Title: Energy & Environment Program Manager

* Telephone Number: 9195589343

Fax Number:

* Email: aeilers@tjcog.org

* Signature of Authorized Representative: Andrea L Eilers

* Date Signed: 01/31/2019