R04-15-A-008

City of Winston-Salem
OFFICE OF THE MAYOR
POST OFFICE BOX 2511 · WINSTON-SALEM, NC 27102

J. ALLEN JOINES
MAYOR

November 17, 2014

Environmental Management Support, Inc.
Mrs. Edie Findeis Cromwell
8601 Georgia Avenue, Suite 500
Silver Spring, MD 20910
Phone 301-589-5318

Dear Mrs. Cromwell:

The City of Winston-Salem, North Carolina is pleased to submit the enclosed application to the FY 15 US EPA Brownfields Program for a community-wide assessment grant in the amount of $400,000 ($200,000 for Hazardous Substances and $200,000 for Petroleum). This grant will support the City's efforts to assess and remediate industrial contamination throughout the City. Through these efforts, the city hopes to enhance human health, the environment, and the economic vitality of this area. The focus area is the Neighborhood Strategies Revitalization Area (NRSA), located primarily in the downtown and eastern sections of Winston-Salem. This area has been defined by closed manufacturing sites, abandoned or underutilized warehouses and properties in disrepair—all with potential environmental concerns. Assessment and cleanup planning efforts for this area will spur redevelopment efforts in this previously underserved neighborhood.

Required Information	
a. Applicant Information:	City of Winston-Salem 101 N. Main Street Winston-Salem, NC 27101
b. Applicant DUNS Number:	07155827120000
c. Funding Request:	*i.* Grant type – Assessment *ii.* Federal Funds Requested: $400,000 *iii.* Contamination: Hazardous Substances $200,000 and Petroleum $200,000 *iv.* Community-wide Assessment
d. Location:	City of Winston-Salem, NC
e. Property Information:	Not applicable
f. Contacts:	*i.* Project Director: Ken Millett Senior Project Supervisor

	PO Box 2511 Winston-Salem, NC 27102 (336) 747-7474 kenm@cityofws.org
	ii. Highest Ranking Elected Official: Allen Joines Mayor, City of Winston-Salem 101 N. Main Street Winston-Salem, NC 27101 336-727-8000
g. Date Submitted:	December 19, 2014
h. Project Period:	Three years
i. Population:	City of Winston-Salem, NC: 229,617 US 2010 Census
j. Other Factors	Sustainable Communities Grant Recipient, Firm Leveraging Commitments & Significant economic disruptions,

The City of Winston-Salem appreciates the opportunity to apply for FY 15 EPA Brownfields Assessment funding to support environmental justice efforts and restoration of economic vitality in its communities. If you have any questions, please do not hesitate to contact the persons above.

Sincerely,

Allen Joines

Allen Joines
Mayor, City of Winston-Salem

1. Community Need

a. Targeted Community and Brownfields

i. Targeted Community Description Winston-Salem, located in Northwestern North Carolina, spanning 132.4 square miles, serves as the county seat and is the largest city in Forsyth County. With its temperate climate, convenient location to interstates and airports, remarkable mix of cultural and recreational opportunities, Winston-Salem strives to provide its citizens a better quality of life. Educational opportunities are paramount in the area, with the presence of *Wake Forest University, Winston-Salem State University, University of North Carolina School of the Arts, Piedmont International University, Salem College* and *Forsyth Technical Community College*, Winston-Salem has repeatedly ranked as one of the nation's most livable cities by Partners for Livable Cities, a national non-profit organization. Access to these resources and benefits are not always readily available to the underserved and unemployed or underemployed citizens.

The area was settled largely by immigrants from Germany and Moravia (eastern Czech Republic) who were farmers and tradesmen. Salem was incorporated as a town in 1856. In 1849 Salem Congregation sold land north of the town to Forsyth County, which later became Winston. The two towns were incorporated in 1913 and renamed Winston-Salem. In 1868, the first tobacco warehouse was built in Winston, by the end of the 1800s there were more than 40 tobacco factories. The City has suffered because of the decline of its former manufacturing industries, tobacco and textiles; however, the Winston Salem City Council has approved several important initiatives that create and retain job opportunities in its neighborhoods, which seek to develop businesses, revitalize property, and augment the city tax base.

The **Neighborhood Revitalization Strategy Area (NRSA)**,the focus of this proposal, is found within the City's oldest business districts and historic African-American communities. Although once a vibrant hub, this area of the city remains underutilized, underinvested, and blighted by brownfield properties associated with the City's railroad sector, declining manufacturing, disappearing tobacco industry, and changing petroleum retail market. Years of dependence on tobacco companies, such as RJ Reynolds left the NRSA without jobs and resources. Currently the area contains low-rise red-brick warehouses, abandoned buildings and empty, torn-up lots, along with a few small businesses trying to eke out an existence. Tenement apartments and decaying houses provide inadequate housing for the residents forced to remain in this area that once was a vibrant and busting community-contrasted by shiny high-rise buildings in the City. It is truly a tale of two cities, not that of Winston and Salem but of Winston-Salem and the NRSA. Revitalization cannot come soon enough to the Neighborhood Revitalization Strategy Area (NRSA). Building an economically vibrant, diverse and sustainable community in the NRSA will not be accomplished without revitalization of idle brownfields. These blighted areas remove significant parcels of land from productive use, discourage nearby development, and present health risks to city residents. The City proposes to use EPA Brownfields Assessment grant funding to begin redeveloping these sites, facilitating transition into a vibrant, mixed-use neighborhood.

ii. Demographic Information An overview of Winston-Salem gamered from the table below shows that the City has a higher minority percentage (48.8%), higher poverty rates (26.7%) and lower median household income ($37, 322) as compared to state and federal figures. The situation in the target area, the NSRA (74.7% minority population) is dire with 14.5% unemployment, 30.8% poverty and median household income of $30.134. According to Census figures, incomes of NRSA residents have fallen nearly 10% in a five-year period.

	NSRA	City of Winston-Salem	Forsyth County	North Carolina	USA
Population	64,182[3]	229,617[1]	350,670[1]	9,535,483[1]	308,745,538[1]
Children	28%[3]	24.6%[1]	24.4%[1]	23.9%[1]	24.0%[1]
Female	51%[3]	53.0%[1]	52.5%[1]	51.3%[1]	50.8%[1]
Minority	74.7%[3]	48.8%[1]	37.9%[1]	31.5%[1]	26.7%[1]
African-American	53%[3]	34.7%[1]	26.0%[1]	21.5%[1]	12.6%[1]
Hispanic	17%[3]	14.7%[1]	11.9%[1]	8.4%[1]	16.3%[1]
Poverty Rate	30.8%[3]	26.7%[4]	23.2%[1]	17.9%[4]	11.8%[3]

Unemployment	14.5%[3]	6.5%[2]	7.2%[1]	6.5%[2]	6.7%[2]
Per Capita Income	unavailable	$24,565[4]	$26,563[4]	$25,377[4]	$28,051[3]
Median Household Income	$30.134[3]	$37, 322[4]	$47,438[1]	$45,906[4]	$51,371[3]

[1]2010 U.S. Census data (http://www.census.gov/); [2] Bureau of Labor Statistics (www.bls.gov); [3] American Community Survey (http://www.census.gov/)

According to the 2010 US Census, the population of Winston-Salem has grown by over 20% in the past decade; however, the rate of population growth in the NRSA has grown by only 3.8%, offering further evidence of decline within the community. While other areas see growth and the associated tax revenues, new residents shy away from blighted areas.

iii. Brownfields Vacant or idle brownfields currently occupy at least 166 acres of property in the NRSA community and are located in marketable locations adjacent to the major thoroughfares, government centers, and the Wake Forest Innovation Quarter (WFIQ). Not only have these sites introduced contaminants into the NRSA, but environmental concerns, whether actual or perceived, have dissuaded businesses and developers from locating here. New development has expanded into the periphery of the city rather than within this historic core community. Of greatest concern is **the close proximity of these sites to the homes, schools and community facilities of area residents**, which represent the poorest, most economically disadvantaged in the Winston-Salem community. Worse still, is the proximity to sensitive populations, such as minority groups, young children, the elderly and women of child bearing age.

The existing brownfield concerns for the NRSA are abundant. A former Piedmont Natural Gas facility is located within the community and the area is heavily contaminated with fly ash. The former RJ Reynolds Tobacco Company "Bailey Power Plant" is in the center of the research park. A Greyhound bus terminal once housed numerous buses and the fuel to run them. Now abandoned, the pollution was left behind. Manufacturing of tobacco, clothing, beverage and food bottling were all located in the NRSA in the past 100 years. In addition to toxic by-products introduced through manufacturing and processing, many of these buildings were built before 1978 and contain lead paint and asbestos materials. Both are hazardous substances that lead to illness and sometimes death when humans are exposed to the materials. In addition to the contaminants identified above, a number of metals monitored by RCRA, including arsenic, barium, cadmium, chromium, lead, mercury, selenium and silver were often used in historical industries and are suspected to be present in the NRSA.

In addition to tobacco factories that made the area famous, Winston Salem was the home to several large textile operations. Paul Fassa, in his article "*Chemical Clothing: Which Hidden Toxins are You Wearing?*" states that "toxic chemicals are used excessively for processing garment fibers and also for manufacturing clothes. These synthetic materials are produced with toxic chemicals, and while they may not produce immediate reactions for most, the long term accumulation of these toxins added to our polluted air, water, and food can cause numerous health ailments, including cancer." Volatile organic compounds (VOCs) and dioxin-producing bleach are used by textile industries, where the materials for clothing are produced. While the City is unsure of what agents the clothier used in their processing, the likelihood that hazardous substances are present is high. A former cola bottler also made its home in the NRSA. Both cadmium and lead are known by-products in the waste of this industry.

The City has identified several sites where petroleum contamination is expected, such as several abandoned sites that historically operated as fueling and automotive repair stations, it is inevitable that polycyclic aromatic hydrocarbons (PAHs) will be present. PAHs occur in oil, coal, and tar deposits, and are produced as byproducts of fuel burning (whether fossil fuel or biomass). Although the health effects of individual PAHs are not exactly alike, the following 18 PAHs are considered as a group in this profile issued by the Agency for Toxic Substances and Disease Registry (ATSDR): acenaphthene and acenaphthylene, benz[*a*]anthracene and benzo[*a, e*]pyrene, benzo[*b,j,k,*]fluoranthene benzo[*ghi*]perylene, chrysene and coronene, dibenz[*a,h*]anthracene, fluoranthene and fluorene, indeno(1,2,3-cd)pyrene, naphthalene, phenanthrene and pyrene.

In a recent windshield survey, the City identified the following 18 brownfield sites (many of them sizeable),

suspected to be contaminated with hazardous substances and/or petroleum. The table below includes approximately 36 acres of property previously utilized by manufacturing, 100 acres of former tobacco warehouse property, and 3 acres formally used by a rail system. A number of smaller sites (former gas stations, auto repair facilities and dry cleaners) are also included.

Site Name/Address:	Acreage	Suspected/Known Contamination	Assessment Needed	Cleanup Expected	Suspected/Known Impacts
Wake Forest Innovation Quarter - Research Park	100+/-	Petroleum and Hazardous	Phase II	Yes	Blight; Safety threat; unutilized
Union Station Martin Luther King, Jr. Drive	2.54	Petroleum and Hazardous	Phase II	Yes	Blight; safety threat; unutilized
Beaty Building Patterson Ave.	5.38	Petroleum and Hazardous	Phase II	Yes	Blight; safety threat; unutilized
Former Gant Site 1727 N. Liberty Street	.38	Petroleum and Hazardous	Phase I, II	Yes	Blight; safety threat; unutilized
1125 Highland Avenue	5.00	Hazardous	Phase I	TBD	Blight; safety threat; unutilized
3741 N. Patterson Ave.	0.83	Petroleum	Phase I	TBD	Blight; safety threat; unutilized
1300 N. Patterson Ave.	0.17	Petroleum	Phase I	TBD	Blight; safety threat; unutilized
221 Glenn Ave.	1.61	Petroleum	Phase I	TBD	Blight; safety threat; unutilized
New Walkertown	0.84	Petroleum	Phase I	Yes	Blight; safety threat; unutilized
3000 Carver School Rd.	0.46	Petroleum	Phase I	TBD	Blight; safety threat; unutilized
4325 Old Rural Hall	0.35	Petroleum	Phase I	TBD	Blight; safety threat; unutilized
648 Waughtown Street	0.31	Petroleum	Phase I	TBD	Blight; safety threat; unutilized
215 E. Northwest Blvd.	0.69	Petroleum	Phase I	TBD	Blight; safety threat; unutilized
1409 N. Liberty Street	0.075	Hazardous	Phase I	TBD	Blight; safety
4015 N. Cherry	2.51	Hazardous	Phase I	TBD	Blight; safety threat unutilized
450 Polo Road	3.92	Hazardous	Phase I	TBD	Blight, unutilized
121 Polo Road	1.08	Hazardous	Phase I	TBD	Blight, unutilized
305 Polo Road	4.07	Hazardous	Phase I	TBD	Blight

Many of these sites are unsecured and pose a direct threat to community members that walk through or play at these sites. Some of these unsecured sites have standing structures that pose safety threats and have potentially prohibitive or lethal legacies from their previous use: foundation slabs, jutting pipes, chunks of concrete and underground tanks. These remnants left on otherwise vacant and unsecured fields, within a short walk of residential properties, present a threat to local children who are tempted to play in or handle rusty or poisonous remnants.

iv. Cumulative Environmental Issues In addition to the myriad of brownfield sites identified above, the NRSA is subject to a number of other cumulative environmental issues that have introduced additional sources of air, water and land pollution. Power plants, heavy industry, incinerators and a number of congested highways all impact the NRSA.

Mention has already been made to the numerous manufacturing facilities, former Piedmont Natural Gas facility, former RJ Reynolds Tobacco Company "Bailey Power Plant," abandoned rail facility and former bus terminal located within the NRSA. In addition to these, there are seven sites with previous federal Superfund investigation or response actions are located within the NRSA boundaries (none are NPL or NPL equivalent sites). The industries associated with these sites included manufacturing and distribution of chemicals and products of a caustic nature, such as batteries, fire suppressants and industries involving the use of heavy metals as well as petroleum-related industries. NPL sites, federal facility sites and sites with ongoing removal actions will not be included in the Brownfields Assessment. They are mentioned to heighten the awareness of the likelihood of toxicity and pollutants within the NRSA, which make urgent the call for assessment and cleanup.

Compounding the historical uses within the NRSA community, the area has also been impacted by congested highways. Beginning in the 1950s and continuing for decades, the NRSA was dissected by the construction of several major highways; Highway 52 and Highway 74 (north/south) and US Interstate 40

(east/west). The North Carolina Department of Transportation reports that this interchange has approximately 71,000 vehicle uses per day. Not only do these roadways introduce toxic emissions and reductions to air quality within the community, but runoff carrying solvents and petroleum based contaminants is introduced to surrounding soils. The social impact of the construction of these roadways must also be considered. Highways, particular restricted access roads such as these, divert traffic flow from the traditional commercial core district, thereby greatly reducing commercial traffic that supports area businesses. Additionally, these super highways are a tremendous impediment to pedestrian access and fracture the community. This is particularly true in the NRSA, where access to a personal vehicle is limited.

b. Impacts on Targeted Community

Brownfields have impacted the NRSA community environmentally, economically and socially. The known and suspected contaminants within the NRSA attributable to a myriad of brownfield sites identified previously include arsenic, asbestos, cadmium, chromium, lead, mercury, VOCs, dioxins, and PAHs. Many of these substances are highly carcinogenic and are known to affect the following human organ systems: respiratory, digestive, muscular, skeletal, cardiovascular, immune, reproductive, and excretory. Additionally, these contaminants are known to have detrimental effects on the developing fetus, leading to preterm delivery, birth defects and increased risk of neo-natal death. **Health data specific to the target area is not available.** North Carolina health agencies only report at the county level and the City lacks the resources and data to produce its own report. However, a close examination of available data provides a quantifiable insight into the health effects of the known and suspected contaminants discussed above. In fact, **Forsyth County has higher incidence/death rates for all cancers, rates of asthma, low birth weight, and neonatal death rates than both the state and nation.**

	Forsyth County	North Carolina	US		Forsyth County	North Carolina	US
Stroke age-adjusted death rate/100,000	45.1[4]	44.7[1]	42.2[6]	Colorectal cancer age-adjusted death/100,000	15.4[2]	15.8[2]	16.9[7]
Breast cancer age-adjusted deaths/100,000	24.1[2]	23.1[2]	22.9[7]	Breast cancer age adjusted incidence/100,000	130.0[2]	124.9[2]	120[7]
Prostate cancer age-adjusted deaths/100,000	27.0[2]	25.8[2]	23.5[7]	Prostate cancer age-adjusted incidence/100,000	177.0[2]	151.9[2]	156.9[7]
Adults who have been diagnosed with asthma	13.6%[4]	13.2%[4]	9.1%[6]	Low birth weights (<2500 grams)/1,000 live births	11.1[3]	9.1[3]	8.2[6]
Heart Disease age-adjusted deaths/100,000	152.1[3]	175.6[3]	180.1[6]	Neonatal death rate/1,000 live births	6.8[3]	4.9[3]	4.5[6]

[1]http://kff.org/ & [2]www.statecancerprofiles.cancer.gov, [3]North Carolina Vital Statistics report 2011, [4]http://www.forsyth.cc, [5]ACS 2011, [6]www.cdc.gov,[7]2010 Census, [7]www.cancer.gov

Not only have these sites introduced contaminants into the NRSA, but environmental concerns, whether actual or perceived, have dissuaded businesses and developers from locating here, creating lasting economic burdens. New development has expanded into the periphery of the city rather than within this historic core community. The NRSA has experienced a severe decline in growth for decades, with nearly all new development occurring on land outside of or on the outskirts of the city. This sprawling suburban growth carries significant environmental and public health impacts, as residents become more dependent upon vehicular transportation, which leads to greater levels of air and surface pollution. Interstate 40 and US 52 dissect the NRSA, and the interchange of those two highways are in its heart. The North Carolina Department of Transportation reports that this interchange has approximately 71,000 vehicle uses per day. The *New York Times* reported in 2010 that more than 700 studies conclude that traffic pollution directly contributes to childhood asthma, impaired lung function, and heart conditions.

While all of these impacts to the NRSA community are significant, the greatest concern is **the close proximity of these sites to the homes, schools and community facilities of area residents,** which represent the poorest, most economically disadvantaged in the Winston-Salem community. Worse still, is the

proximity to sensitive populations, such as minority groups, young children, the elderly and women of child bearing age, those most likely to suffer from the toxicity of Brownfields sites. Within the NRSA, approximately 26% of the population is comprised of women in their child-bearing years, and 21% are children 14 years and younger. Senior citizens represent 15.4% of the population.

Any plans of redevelopment seem far afield if the City cannot guarantee the safety of those that wish to restore the community to its former productivity. The anticipated environmental issues associated with these properties, along with market forces driving developers further away from the NRSA, have caused many of these sites to remain vacant for years. Despite public investment of resources that have maintained the County Court system, City Hall, and the County Administrative Offices, in the adjacent downtown area, vacant brownfield properties have significantly hindered private investment. Without intervention, suspected contaminants will continue to fester in the soil and groundwater; thus depriving the NRSA of equal footing in the struggle to self-sustainability and prosperity.

c. Financial Need

i. Economic Conditions The NRSA community is the poorest and most economically-disadvantaged community within the City of Winston-Salem. In fact, it is among the most economically distressed in the country. Unemployment in the NRSA community is 14.5%. Winston-Salem falls behind the national median household income overall by 25%; furthermore, the NRSA falls behind the City by 20% and the nation by 40%. Poverty is rampant here: 26.7% of people overall and 38.1% of people under 18 are living in poverty. That rate is even higher in the NRSA. Sixty percent of elementary students receive free or reduced lunch in Winston-Salem school district (the federal poverty line is the qualifier for the program), which further suggests that poverty levels may be substantially greater than determined by the last Census. North Carolina dropped to 35th in the nation in the 2013 KIDS COUNT Data Book, which ranks the well-being of children in each state(*www.datacenter.kidscount.org*).

The NRSA has been particularly hard hit during these times of lay-offs and closures and most of the affected work force has been from that area. Nearly half of the top employers, including the number one and two employers, Wake Forest University Baptist Medical Center and Novant Health respectively, in Winston-Salem have had significant layoffs in the last eighteen months. Wake Forest University Baptist Medical Center laid off 950 employees between November 2012 and June 2013. Novant Health laid off 289 employees in May 2012. On October 1, 2013, Wells Fargo lost 55 jobs in Winston-Salem and 450 more statewide. Considering that the majority of these job losses are in the healthcare and finance sectors, once can assume that these job paid sustainable wages, which will have significant impacts on those individuals and families. No loss has been more significant than that of RJ Reynolds. Between 1998 and 2007 RJ Reynolds Tobacco property ownership declined at a rate of 50% due to the declining tobacco industry. Over the 15 year period the City of Winston-Salem has seen a continued drop in tax collections from RJ Reynolds. The first major building closing was the RJR Bailey Power Plant which closed in 1997. Subsequently during this ten year period RJR continued to pull a building off line at a rate of one a year. During this same period the RJ Reynolds workforce also declined at a 56% rate. In 2008-2009 a merger with American Tobacco Company provided a brief relief in the work force numbers; yet, no additional property was purchased. From 2009 to 2013 assessed value of RJ Reynolds property continued to decline. Current tax revenues from these properties are less than half what they were five years ago.

RJR Tobacco Tax and Employment Impact of Plant Closures

Year	Assessed Value Property	Employees	% of Total Workforce
1998	$741,015,619	6,085	2.89
2007	$578,742,590	2,089	0.9
2009	$566,307,350	2,939	1.36
2012	$491,947,100	3,000	1.29
2013	$371,697,080	3,000	1.29

Over the last several years, the City has faced a number of challenges to maintaining a balanced budget—an economic recession, property devaluation, and State tax reform legislation. While sales taxes and

construction permit revenues are showing signs of recovery from the "Great Recession" of 2008, the City continued to experience the effects of the recession with the countywide reappraisal in 2013. The four-year reappraisal resulted in a 10.5% drop in real property values and a budget gap in excess of $7 million. Even now, as the housing market begins to awaken, building permits continue to lag far behind previous levels for new residential construction in the City and show a decline over the 5 year period, 2007-2011 of 46% (U.S. Census Bureau, Building Permits Survey). This decline severely depressed the community's fiscal health and has left the City struggling to meet budgetary needs. Without the proposed funding, the City is unable to finance the proposed project.

ii. Economic Effects of Brownfields Like many areas in and around Winston-Salem, the City benefitted from the housing boom of the 2000s, yet this growth took place almost exclusively on the city's periphery, as developers expanded into available land in the surrounding rural community and largely ignored infill development. Data from the U.S. Census, American Community Survey 2005-2009 shows growth for Winston-Salem at 20.4% and surrounding areas up to 43.1%. Over the past decade, both real and perceived environmental concerns associated with brownfields sites have pushed new economic development outside of the NRSA, to locations like Hanes Mall Blvd., a massive mall complex separated from the NRSA by Interstate Highway 52. Due to its deteriorating condition, the NRSA was notably left out of this development, and, in fact, suffered for it. The same estimates show a slight population growth rate of 3.8% in the NRSA. More jobs and community resources were directed to wealthier suburbs far from the NRSA. This has redirected economic investment from the city core to the fringes or unincorporated areas surrounding the City. As long as these sites remain idle, they represent lost local property tax revenue for the City, lower property values for NRSA residents, and unfulfilled opportunities to create jobs for the community. Environmental investigation of these sites will enable the City to capitalize on interest that developers and businesses have shown in the NRSA community by providing a clear picture of the environmental costs of redeveloping the sites.

2. Project Description and Feasibility of Success

a. Project Description

i. Project Description The City of Winston-Salem is requesting $400,000 to conduct assessments in its brownfields areas of the **Neighborhood Revitalization Strategy Area (NRSA)**. The City will use EPA funding to develop both Hazardous and Petroleum Inventories of a preset number of the qualified Brownfield sites from its enormous list of possible sites. Phase I ESAs will be completed on approximately 20 brownfield sites. Approximately 8 Phase II ESAs will be completed. A quality assurance project plan, sampling and analysis plan, and a site-specific health and safety plan will be developed for each site investigation as part of this task. Remedial and reuse plans will be prepared to facilitate the cleanup of the properties identified in the earlier steps of the grant project. In addition, the City will develop a Community Engagement Plan and conduct a series of outreach activities. **To best capitalize on the proposed funding, the City will provide its staff time as in-kind and is requesting no funding to cover personnel.** The City has invested substantial resources into current economic development programs, planning and revitalization efforts in the NRSA and the cleanup and reuse of these brownfields sites will accelerate these efforts.

The City of Winston-Salem has already adopted a Northeast Area Plan and an East Area Plan, consistent with the City's Comprehensive Plan that provides a clear vision of the NRSA. The plans, developed with significant input from area residents, provide guidance for development, encourage new sustainable projects and green space, and promote a more livable community. The plans also identify obstacles to development including environmental and public safety complications of the area's many brownfield properties. Properties selected for assessment and cleanup planning (after public input) will be chosen based on likely development/reuse consistent with these plans. This grant will enable the City to integrate its ongoing revitalization, planning, and community engagement efforts with a newfound focus on brownfield issues and provide a catalyst for new development in the NRSA community.

ii. Project Timing Winston-Salem has developed a comprehensive project management approach for its Brownfield Program to ensure success and compliance with contractor procurement. The City has assembled

a team of key personnel with experience in successful grant-funded projects (see 5.a for team structure). Initiation of consultant procurement and community involvement planning will commence immediately after notice of a successful grant proposal, to be up and running within 3 months of the grant award. The site selection/prioritization process will be substantially complete and Phase I activity will begin within the first 120 days. Phase II work will be initiated within the first year. Progress will be monitored closely to complete the project within the 3 year timeframe.

The City will use its internal resources to complete fiscal oversight and proposed grant activities. The City will retain a qualified environmental consultant(s) to assist in managing and performing the funded activities. The City will prepare a Request for Qualifications (RFQ) and conduct a public solicitation for retaining a qualified environmental consultant to complete the contractual obligations in the tasks outlined herein consistent with state requirements and federal requirements at 2 C.F.R. 200 and EPA's rule at 2 C.F.R. 1500. Additionally, the City, and the selected environmental consultant will frequently discuss/coordinate project progress and activities. The selected environmental consultant will work with the city to develop outreach materials to be used as a tool to educate stakeholders on the benefits of the program and how project outcomes can be used to further development and economic growth. The Project Manager will serve as the liaison between U.S. EPA staff, stakeholders, and the qualified environmental consultant associated with the projects funded. He will also be responsible for coordination needed between the city and other stakeholders. For each Phase II ESA conducted, quality assurance project plans, site-specific sampling and analysis plans, and (for sites moving to cleanup/reuse) remedial action work plans will be developed. EPA will be consulted before any work is conducted on sites that might impact historical properties. In addition, cleanup and reuse plans will be created for each site that undergoes a Phase II ESA. Finally, the City will integrate brownfield reuse efforts with the community's vision for the NRSA community. During the project performance period, the team will meet bi-monthly to assure that benchmarks are met in a timely manner, that all EPA reporting and financial requirements are met and to report on measurable activities/progress associated with grant goals.

iii. Site Selection The prioritization and site selection process will be based upon a comprehensive review of project eligibility, project viability and redevelopment. The viability of the project is based on the ability to gain legal access to the site and perform project within budgeted timeline. Owner cooperation and site accessibility will be requested at the onset of the proposed project. Site access will be sought early. Education on the benefits of the City's brownfields program will be a part of our discussions with property owners to facilitate site access. The City seeks to address properties that demonstrate end uses that promote sustainability, reduce risk to human health and the environment, address sensitive population needs, stimulate the economy, create greenspace/parks and improve the overall quality of life for the community.

b. Task Description and Budget Table

i. Task Description

Task 1: Phase 1 & II Assessments – Winston Salem will conduct environmental site assessments activities at selected sites: up to 20 Phase Is @ an average cost of $3,500 each for a total of $70,000; 1 Generic Quality Assurance Project Plans (QAPP) @ $5,000 and up to 8 Site-Specific QAPPs @ $3,500 each for a total of $28,000; up to 8 Phase IIs @ an average cost of $24,000 each for a total of $192,000. The total budgeted here is $295,000 (50% hazardous substances and 50% for petroleum). Costs based upon City's previous expenses/experience.

Task 2: Cleanup Plan/ ABCA – Development of site appropriate remediation and/or reuse plans to reduce risks to health and environment for selected sites in the NRSA. Working with the community, the City will establish a community vision and set goals to be considered in reuse planning. Up to eight (8) Analyses for Brownfields Cleanup Alternatives (ABCAs) or Reuse Plans are planned at $7,500 each; a total of $60,000 (50% hazardous substances; 50% petroleum products).

Task 3: Outreach – Development of a Community Involvement Plan, strategic partnerships and community involvement; dissemination of information and comments to/from the community and stakeholders, as well as community meetings with $15,000 budgeted in contractual services. $5,000 in travel funds is budgeted here to

supplement travel funds from other sources; attendance and registration at national and regional brownfields-related training conferences/workshops is anticipated. Additionally, $5,000 is budgeted for printing/reproduction of materials that will be used in outreach efforts – for a total of $25,000 (50% for hazardous substances and 50% for petroleum). As part of its outreach task, the City will prepare a Community Involvement Plan (CIP) to meet the goals and objectives of the EPA Cooperative Agreement Workplan. The City's CIP will include an overview, city contact and spokesperson and administrative record information, project history, community background, planned timing and chronology of community involvement, key concerns, schedule, other contacts and interested parties, as well as methodology/tools for community outreach.

Task 4: Programmatic Support –$20,000 is budgeted in this category ($10,000 hazardous substances & $10,000 petroleum) for contractual support. Programmatic support includes assistance in completing EPA quarterly reports, MBE/WBE forms, and EPA ACRES database updates.

ii. Budget Table

Hazardous Substances					
Categories	**Project Tasks**				
	Phase I/II Assessments	Cleanup Plan/ ABCA	Outreach	Programmatic Support	Total
Personnel	0	0	0	0	$0
Travel	0	0	$2,500	0	$2,500
Supplies	0	0	$2,500	0	$2,500
Contractual	$147,500	$30,000	$7,500	$10,000	$195,000
Total	**$147,500**	**$30,000**	**$12,500**	**$10,000**	**$200,000**
Petroleum Products					
Categories	**Project Tasks**				
	Phase I/II Assessments	Cleanup Plan/ ABCA	Outreach	Programmatic Support	Total
Personnel	0	0	0	0	$0
Travel	0	0	$2,500	0	$2,500
Supplies	0	0	$2,500	0	$2,500
Contractual	$147,500	$30,000	$7,500	$10,000	$195,000
Total	**$147,500**	**$30,000**	**$12,500**	**$10,000**	**$200,000**
Grand Total	**$295,000**	**$60,000**	**$25,000**	**$20,000**	**$400,000**

c. Ability to Leverage EPA funding is a key element of a comprehensive initiative already underway by the City, the private sector, and community partners to revitalize the **NRSA**. As such, this funding will directly leverage millions of dollars of investment that will be made in the NRSA over the next several years, much of which the City intends to target at brownfield redevelopment with the help of this grant. Leveraged funding includes the following: *U.S. HUD Sustainable Communities Regional Planning Grant $1,600,000* (awarded October 2010); *Private Sector Investments, over $400,000,000:* As a result of a development master plan for the Wake Forest Innovation Quarter (WFIQ), 6 million gross square feet of space will be renovated in the next 10 years within the NRSA. Wake Forest Baptist Medical Center has located in the WFIQ, as well as Inmar and Wells Fargo. Additionally, more office space, lab, and research space which could potentially be developed on brownfields identified and characterized through this grant, or on neighboring properties that appreciate in value as a result of this grant. *Community Development Block Grant (CDBG), $300,000:* The City plans to dedicate at least $300,000 of its CDBG funding and future Housing Assistance funds to expand economic opportunities in the NRSA over the three year performance period of the EPA grant. The EPA project manager will coordinate with the CDBG administrator to ensure that these funds leverage EPA funding to the greatest

extent. *City General Fund, $200,000:* In addition to the CDBG funding expended in the NRSA community, the City plans to dedicate $200,000 in local funding over the next three years to economic development efforts in the NRSA. A letter detailing the leveraging of private development, West End Mill Works, LLC, is contained in Appendix D. This project will provide 80 new jobs and over $1,000,000 in new private investments, constructing 39,000 sf of new commercial office and retail space within the NRSA. *City In-kind Contributions:, in-kind value of $275,000* City staff (e.g., City Administrator, Planning Director, City Engineer, Business Development Administrator) will work to administer EPA grant funding, as well as to organize and participate in the community meetings planned under this grant. No funding is requested from EPA for staff time invested in this project. The Winston Salem City Council has approved several important initiatives that create and retain job opportunities in our community and neighborhoods. These programs help develop businesses and revitalize property which in turn augments the city tax base. These programs are available in the city's designated Neighborhood Revitalization Strategy Area (NRSA).

- **Revitalizing Urban Commercial Areas (RUCA) Program** provides funding for the rehabilitation and improvement of commercial districts in specific distressed urban areas of the City.
- **NRSA Building Rehabilitation Program** provides financial assistance to commercial and industrial property owners for building rehabilitation and site improvements within distressed areas.

3. Community Engagement and Partnerships

a. Plan for Involving Targeted Community & Stakeholders; Communicating Project Progress

i. Community Involvement Plan For the past decade, the City has conducted significant community engagement activities and held dozens of stakeholder meetings to solicit input into the revitalization of the **Neighborhood Revitalization Strategy Area (NRSA)** community. Despite this high level of community involvement, there continues to be significant under-represented populations that must be integrated into future planning processes including immigrants (many with limited English proficiency), senior citizens, and the unemployed. This grant will provide a unique opportunity for all of these under-represented populations to fully participate in and shape the City's brownfield cleanup and redevelopment strategy.

The City's plans for the NRSA brought together city staff and those engaged community residents over the past two to three years to develop a consensus on future development in the area. The planning process and community meetings worked together to form a common vision of what the community should be building towards. The City seeks to involve the NRSA's community with revitalization efforts with a series of meetings that reach out to the area's varied stakeholders. City Planning, the development community, local industry, workforce development specialists, and key governmental will continue to cooperate with members of the NRSA community and make a special effort to reach out to the area's most under-represented stakeholders to involve them in the revitalization process. Implementation of the grant will continue to include citizen input and help to guide site prioritization/selection decisions, cleanup decisions and cleanup planning. The Wake Forest Innovation Quarter (WFIQ) master plan for development recognizes the need for community input, and the WFIQ has formed a Community Action Committee to maintain a dialogue between the WFIQ and Community. The WFIQ's location between most of the NRSA community and the downtown can play a unifying role in bringing the two communities together. Forsyth Technical Community College (FTCC) is the local community college that will provide faculty and staff to serve on the project advisory board. The College will also use this project as a classroom example in the Environmental Science Technology Curriculum, which was created based in part on the success of the EPA Brownfields Job Training grant awarded to the City.

ii. Communicating Progress The City's Business Development Division will schedule, organize, and recruit participants for the community events scheduled to involve the broader community in this initiative. Specifically, the City will do the following: schedule a community-wide "kick-off" meeting to discuss the properties that the City has identified as potential brownfield sites in the NRSA community and begin to identify the most crucial sites for assessment and cleanup/reuse planning; meet on a quarterly basis to update the community on project progress and obtain input into project management (more meetings can be scheduled as needed); and establishment of an overall re-use vision; conduct regular outreach to community members by

distributing educational information about the progress of the NRSA Brownfields assessment initiative through social media, community email lists, City websites and local newspapers and newsletters; participate in two annual community-wide meetings in 2015 and 2016 to discuss project scope and to make adjustments to scope or direction, as necessary; and host a "close out" community meeting in 2018 in order to discuss primary outcomes of the grant, the next steps for continuing progress, and future opportunities. The City will provide bilingual materials to ensure strong communication to all of their residents.

b. Partnerships with Government Agencies

i. Local/State/Tribal Environmental Authority Winston-Salem will work together with the North Carolina Department of Environment and Natural Resources (NCDENR), and the North Carolina Brownfields Program. The Brownfields Property Reuse Act of 1997 [NCGS 130A310.30 et seq.] sets forth the authority for the Department of Environment and Natural Resources to work with prospective developers to put these brownfields sites back into reuse. At the heart of the program is the brownfields agreement where a not-to-sue covenant is offered to a prospective developer of a brownfields property. A prospective developer agrees to perform actions deemed by the department to be essential to make the property suitable for the proposed reuse. In return, the department agrees to limit liability of the prospective developer to those actions described in the agreement. This allows prospective developers to go to a lender with a defined liability for environmental cleanup. Through such agreements, redevelopment at these brownfields sites will be encouraged, lessening the incentive for developers to move into "greenfields" areas.

The City will work with the North Carolina State Division of Public Health Environmental Health Section. The mission of the division is to safeguard life, promote human health and protect the environment through the practice of modern environmental health science, the use of technology, rules, public education and dedication to the public trust. Together with these offices and the Forsyth County Health Department and its Division of Environmental Health on public education and community outreach as well as on the Brownfield advisory board. In addition, the Forsyth County Office of Environmental Assistance and Protection is the local regulatory agency that will serve on advisory board to the project.

ii. Other Relevant Governmental Partnerships Winston-Salem will cooperate with the EPA, HUD, US DOT, as well as the agencies mentioned previously, to ensure that assets are maximized in the revitalization of the NRSA and the cleanup of the maximum number of sites, once identified by the assessment process. If available, funding will be sought from these various agencies to assist with potential projects in the area such as street and pedestrian improvements, affordable housing and infrastructure improvements. The City may seek state funding through several programs such as the science and technology grants, tobacco fund grants, green business and energy and transportation planning grants. As a *Sustainable Community* (HUD grant 2010), the City receives additional leverage in grant applications to these partners.

i. Community Organization Description & Role Winston-Salem has an active and engaged community. The following organizations are already working with the City and will continue to do the proposed project. Community-based organizations (CBOs) have been instrumental in creating a vision for the revitalization of the NRSA community and have continued to support economic development within the NRSA community. The following community groups will be involved in the planning and implementation of this grant.

List of Participating Winston-Salem Community Based Organizations

Name	Type of Organization	Role/Commitment
The Downtown Winston Salem Partnership	Business	Distribute and post flyers assist with marketing, serve on advisory boards.
Goler Community Development Corporation	Development Corporation	Provide marketing, host meetings; assist with site identification
Forsyth Tech at Innovation Quarter	Education	Marketing, site identification, Advisory board, Identify minority contractors for work
Wake Forest Innovation Quarter Management Co.	Development Corporation	Advisory boards, Provide meeting space
Airport Commission of Forsyth County	Public Commission	Site identification, Advisory board

Name	Type of Organization	Role/Commitment
Housing Authority of Winston Salem	Non profit	Advisory board, Assist with site identification
Winston-Salem Business, Inc.	Non profit	Site identification, Advisory board, Marketing
Winston Salem Sustainability Resource Center	Non profit	Marketing, Serve on boards, Provide educational materials
Environmental Assistance and Protection	Environmental & Public Health Agency	Marketing, Outreach, Host Meetings, Advisory Boards
S. G. Atkins	Non-profit	Identify sites, Advisory Board, Host meetings, Marketing
Winston-Salem Foundation	Non-profit	Marketing
Winston-Salem Chamber of Commerce	Chamber of Commerce	Marketing, Advisory Boards
ForsythTech	Technical College	Meeting space, Marketing, Advisory Boards
Neighbors for Better Neighborhoods	Non-profit	Marketing, Host meetings, Advisory Boards
West End Mill Works LLC	Private Developer	Currently developing 39,000 SF of commercial retail and office space within the target area; 80 new jobs projected.

ii. Letters of Commitment Letters of commitment are contained in Appendix C.

4. Project Benefits

a. Health and/or Welfare and Environment

i. Health and/or Welfare Benefits The information in the Community Need section above documents health disparities that may be associated with exposure to brownfields contaminants and other cumulative environmental factors. Blight and poverty related to brownfields is also contributing to negative health and welfare outcomes in the NSRA. The City's **Neighborhood Revitalization Strategy Area (NRSA)** was once a central hub of business and industry activity since the City's inception. From the Comparative Health Chart (Section 1.b.), one can surmise that residents of Winston-Salem, which includes the NRSA, have a greater risk for chronic conditions as evidenced public health reports. While these conditions cannot be directly attributed to the NRSA Brownfields, the data does show that area residents already have a greater risk; hence, exposure to Brownfields toxicity would heighten their inherent risk.

The redevelopment of NRSA brownfields will enhance livability in the City, thus diminishing these health problems and spurring the economic benefits of living and working locally for NRSA residents. A previous City EPA Brownfields Revolving Loan Program grant was utilized to help finance the cleanup of asbestos contamination in the first of what is hoped will be many rehabilitated former tobacco industry properties. The Wake Forest Innovation Quarter (WFIQ) is located in the complex of former RJ Reynolds Tobacco Company, and this area has proven to be a catalyst for a growing healthy community. A key attribute of the Innovation Quarter is its commitment to green space for the people who work, live and visit. Cleaning up and redeveloping brownfields will create safer, healthier communities in many ways. When redevelopment includes siting new medical offices, community health centers, or other healthcare facilities on former brownfields, increased access to healthcare services benefits public health and improves the quality of life and economic well-being of a community. Furthermore, healthcare facilities can act as economic engines that attract new businesses and employers. The *New York Times* reports that with enactment of the Affordable Care Act, the number of Americans who will use community health centers could double to 40 million by 2015. While brownfields sometimes are overlooked, they can be attractive sites to redevelop for healthcare facilities because they often are located in areas with unmet healthcare needs. In addition, the sites often are in areas that already have highways, rail, sewer, gas, water, and electrical supplies.

ii. Environmental Benefits Building an economically vibrant, diverse and sustainable community in the NRSA will not be accomplished without revitalization of idle brownfields. These blighted areas remove significant parcels of land from productive use, discourage nearby development, and present health risks to city residents. The cleanup and redevelopment of these blighted sites cannot be overemphasized. Studies and

corresponding reports by EPA, the local health departments and KIDSCOUNT have shown repeatedly that the correlation between a healthy environment and a health community exists.

Brownfields sites have greater location efficiency than alternative development scenarios. Results of five pilot studies show a 32-57% reduction in vehicle miles traveled when development occurred on brownfield sites vs. undeveloped land. Fewer vehicle miles translate into a reduction in pollution/emissions, including greenhouse gases. These same site comparisons show a 47-62% reduction of stormwater runoff for brownfield site development. Another EPA study found that residential property values increased by 5.1–12.8% percent once a nearby brownfield was assessed or cleaned up. The study determined that brownfield clean up can increase overall property values within a one-mile radius by $0.5 to $1.5 million. Initial anecdotal surveys indicate a reduction in crime in recently revitalized brownfield areas.

b. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse

i. Planning, Policies, and Other Tools The *2001 Legacy Plan* process began with a vision of the development of Winston Salem and Forsyth County's future. The plan set the target date as 2015, and several policies have been implemented. Environmental quality accomplishments enacted by the City include a Phase II Stormwater Ordinance; revised floodplain regulations and stream buffer requirements; reduced off street parking requirements; enforcement of state watershed requirements and the Triad Early Action Air Quality Compact. Winston-Salem will build on sustainable redevelopment approaches used in the WFIQ, such as Smart Growth and infrastructure investment programs that achieve improved economic conditions and healthy, environmentally sustainable environment for all residents of the NRSA, regardless of race or income.

The City's Housing Development Division, part of the potential Brownfields Grant team, is responsible for oversight and coordination of local and federally-funded housing and community development programs that are administered by City departments, the County Office of Housing, and other public and non-profit agencies. The construction or improvement of streets, sidewalks, utilities and park open space is primarily tied to housing development and principally in redevelopment neighborhoods. One of the largest hurdles to the revitalization of the NRSA to date has been that local planning and development initiatives in the past few decades have not fully taken advantage of brownfield-specific environmental and reuse concerns, despite the crucial impact of brownfields on this area. The NRSA has brought new attention to the opportunities that will available once these sites are clean. New area-wide efforts as a result of a Brownfields Assessment grant will enable the development of a community-led revitalization strategy that both facilitates brownfield cleanup and reuse and fosters broader economic development throughout the NRSA by identifying solutions to economic, environmental, infrastructure, and market barriers that hinder brownfield redevelopment in the area. The NRSA Commercial Real Estate Listing Service aims to highlight existing property for lease or sale along major thoroughfares within the Neighborhood Revitalization Strategy Area (NRSA) in an effort to boost marketing efforts and investment interest. This program offers direct incentives in the form of a vendor fee to real estate agents and Community Development Corporations (CDCs) that represent properties for lease or sale that are listed with this program.

ii. Integrating Equitable Development or Livability Principles The lack of density associated with sprawling development in the suburbs and outlying communities also hinders the development of effective transit service, one of the reasons why very few city residents use public transportation to commute to work. Although the economic recession has stalled the City's economy, it presents an opportunity to encourage more sustainable economic growth and the development of a livable, mixed -use NRSA. The City's vision for the NRSA calls for Smart Growth measures that will be implemented by the City within the City to create a revitalized community integrating work, affordable workforce housing, commercial enterprise and leisure. The economic advantages of Smart Growth create an environment of enhanced economic competitiveness and job growth by providing a higher quality of life that offers mixed income, affordable work force housing and increased access to jobs. Smart Growth will reactivate the NRSA into the thriving community that it once was through increases in property values and improvements to local revenues, while reducing pressure for tax increases. Plant 64, which is the renovation of a RJ Reynolds Tobacco building into 242 apartments,

representing a *$54million* investment, is one such example. The City will promote equitable development as by working with strategies that have been put in place to ensure that low-income and minority communities not only participate in, but benefit from, decisions that shape their neighborhoods and regions. They will look at approaches which promote a mix of housing types across a range of incomes; access to fresh food; access to jobs; and access to local capital.

c. Economic and Community Benefits (long-term benefits)

i. Economic or Non-Economic Benefits Idle brownfields currently occupy at least 166 acres of property in the NRSA, much of which is located in marketable locations adjacent to the core thoroughfares, government centers, and the Wake Forest Innovation Quarter (WFIQ). These brownfields represent a missed opportunity. Businesses and developers expanded into the periphery of the city rather than this historic core community. As long as these sites remained idle, they represented lost local property tax revenue for the City, lower property values for NRSA residents, and unfulfilled opportunities to create jobs for the community. Bailey Park, a new 1.6 acre park within the WFIQ and Bailey Power Plant, a 100,000 sq. planned redevelopment into mixed use office and retail space within the WFIQ are examples of how investigation and cleanup of these sites will benefit the community long-term. Environmental investigation of NSRA brownfield properties will enable the City to capitalize on interest that developers and businesses have shown in the NRSA community by providing a clear picture of the environmental costs of redeveloping the sites. The redevelopment of one of the NRSA's larger brownfields, such as the 2.54 acre railway site, into commercial office space and new multi-family residential units could produce more than a hundred new jobs and dozens of new housing units.

The continued development of the Wake Forest Innovation Quarter (WFIQ), which lies in the NRSA, depends on an aggressive remediation plan for brownfields sites. Wake Forest Biotech Place within the WFIQ was a $100 million project that renovated two historic Reynolds tobacco warehouses, both built in the 1950s, that have been renovated to LEED-certified standards to accommodate the company. The WFIQ's president, Eric Tomlinson, projects that the workforce there will continue to expand and the economic development investment will double, from $175 million to $350 million In Spring 2014, Inmar, a retail technology company, moved 900 employees in a 242,000 sq. ft. building; the 525@Vine Building a mixed use lab and office building, occupies 234,000 sq. ft. in the WFIQ. Tenants include Flywheel (co-working innovation space), Wake Forest Baptist's Medical Center Division of Public Health Sciences and Department of Physician Assistant Studies and Forsyth Tech, a total investment of *$75 million*. This gamut of smart building is on the doorstep of the NRSA and can lead to revitalization with the support of assessment and cleanup programs. Innovation Quarter, by the end of 2014, will employ 2500 residents, according to Eric Tomlinson, President of Wake Forest Innovation Quarter. Chatham Mill Ventures (CMV), LLC is a 166 unit rental residential development. The removal of asbestos and lead paint from former manufacturing buildings in the southern section of the NRSA was made possible with EPA RLF funds; private investment in this project is $34 million. CMV developers have submitted a letter of support for this grant, indicating their interest in development of additional properties in the NRSA.

Redeveloping brownfield properties in the NRSA is essential to the realization of its vision, as these sites are some of the NRSA's represent several undeveloped parcels, and they have existing infrastructure necessary to support new development. The creation of a walkable community with shopping opportunities and restaurants will not only create a more vibrant community for residents, but also will serve an emerging base for public employees that work in the downtown core. Thousands of City, County, State, and Federal employees work in the downtown, but the lack of local businesses compels many of these employees to drive outside of the downtown for shopping, errands, or food. Keeping these employees in the NRSA will alleviate congestion on local roads, and increased density will facilitate the expansion of transit service in the community, providing new opportunities for residents to access services and jobs.

ii. Job Creation Potential: Partnerships with Workforce Development Programs In 2005, the City received a $200,000 Brownfields Job Training grant. They developed and implemented a successful job training program that was eventually integrated as a credited course at Forsyth Technical Community College.

Over 100 participants successfully completed the program. The City will continue its effort to partner with FTCC on employment opportunities for redevelopment projects in the NSRA. The College has submitted a letter of support in which they offer assistance with meeting space, service on advisory boards and most importantly, the identification of minority contractors for work.

Workforce development will be a critical component of the project. Unemployment in the city has remained stubbornly high, leaving nearly one in five workers in the NRSA without a job. These residents have the most to gain from the revitalization of the NRSA, not only in terms of a healthier environment but also in the opportunity to be a significant part of the cleanup process. The Brownfields assessment project will provide opportunities for employment within the NRSA boundaries. The City will work with Forsyth Tech to identify potential workers from within the NRSA and especially minority contractors.

Programmatic Capability and Past Performance

a. Programmatic Capability

The City of Winston-Salem will implement, manage, and administer the Brownfields Assessment grant. The Winston-Salem 2013 Annual Financial Report reflects the sound fiscal policies established to achieve annual priorities for programs, services and capital improvements. The soundness of these policies and the strong financial position of the City are demonstrated by the highest credit rating attainable in national bond markets. Growth of the City's economic base as well as realistic long-range planning, productive management of revenue and cash resources, expansion of self-supporting enterprises within government, and prudent use of debt continue to produce favorable operating results. A key financial goal of the City is to maintain a minimum unassigned fund balance of 10% of the estimated expenditures of the general fund.

The City has a history of successfully managing numerous state and federal grants. Federal and state grants are an important source of supplementary funding for public facilities and programs. During fiscal year 2013, the City received nearly $23.6 million in grant revenue for restricted programs or specific projects and $15.8 million related to general governmental activities. EPA funding will be administered by the Community and Business Development Department. The Neighborhood Services Division also administers the City's Community Development Block Grant (CDBG) funding, which equates to approximately $1 million annually. The Division has been recognized by the Department of Housing and Urban Development (HUD) as one of the most innovative and successful CDBG administrators in the region and Division staff are often consulted on grant administration matters by other cities and area non-profit organizations. The City has submitted all CDBG reports in a timely and complete manner and anticipates success in administering EPA funding. The City's Business Development Senior Project Supervisor, Ken Millett, will serve as the grant's project manager. He assists Department Director Ritchie Brooks with overseeing the Business Development Division and has over twelve years of project administration experience. In fiscal year 2013 the Community and Business Development Department successfully administered $5,249,853 in Community Development Funds and $797,967 in Economic and Housing grants. The Community and Business Development Director has 35 years of experience working on community development efforts in NRSA areas. Financial management will be handled by both Rosalind Thorns, Community and Business Development's Financial Analyst, and Glenda Sears, Senior Financial Analyst with the City's Finance Department. Rosalind has worked for the City for 19 years, including five years of monitoring grant payments. Glenda has been with the City for over 15 years, including over 11 years of direct involvement in grants, including previous Brownfields grants. She currently handles all grant-related drawdowns and works in Single Audit Procedures conducted each end of fiscal year.

Officials do not anticipate any change in project leadership and those indicated areas and individuals within the City have sufficient experience and capacity to transfer administration responsibilities to current staff within its Community and Business Development Department in the case of employee turnover. Should the need arise to hire additional City staff for this project, the City will require that new hires have experience managing federal grants, and provide a preference to applicants that have administered EPA Brownfields funding. All contracts with outside consultants will be competitively awarded in compliance with the Procurement Standards in 2 C.F.R. 200 and EPA's rule at 2 C.F.R. 1500, as appropriate. As with all contracts

with the City, any contracts awarded under this grant would be evaluated using a variety of criteria, including expertise, availability, past work, and cost. As the project progresses the City also has adequate contacting systems to add additional expertise if needed.

b. Audit Findings Cherry Bekaert, an independent auditor, performed an audit of the City's financial statements and concluded that the City of Winston-Salem was in conformity with GAAP for the FY ending September 30, 2013. The independent audit was part of a broader, federally mandated "Single Audit" designed to meet the needs of federal grantor agencies. The Single Audit engagements found that the City's internal controls met all requirements and were in compliance. The City of Winston-Salem maintained its AAA bond rating from all three major rating agencies.

c. Past Performance and Accomplishments

i. Currently or Has Ever Received an EPA Brownfields Grant

1. Compliance with grant requirements In 2000 the City was awarded a Brownfields Cleanup Revolving Loan Fund Grant of $440,912 (with a recipient match of $110,228). A loan of $430,000 was made to the Wake Forest Innovation Quarter for assistance in a hazardous materials removal project. The loan was utilized to remove asbestos materials from a donated power plant building (Bailey Power Plant) within the research park which is within the NRSA. This building was renovated into a mixed-use facility. During the grant period the work plan was followed throughout the process and program was operated within the identified budget. All conditions were met and the agreement between the WFIQ and the City regarding the loan was drafted with EPA Region 4 assistance. During the grant period all performance reporting was submitted per requirements. This 2000 RLF grant was recently closed and the City received the U.S. EPA Closeout notice on December 4, 2013.

US EPA Assistance Program	Amount Awarded	Funds Remaining	Date Awarded	Grant Accomplishments
Brownfield Pilots Cooperative Agreement	$200,000	$0	Oct. 1998	Inventory. 10 Phase I ESAs. Established framework for the City's brownfields program.
Brownfield Job Training Demonstration Pilot	$265,000	$0	July 2001	The pilot training program was developed. One round of trainees trained on hazardous substance (asbestos) identification and remediation
Brownfield Revolving Loan Fund	$430,000	$0	Oct. 2000	20 year loan of $430,000 for remediation of asbestos/Storage Tanks, in the old Bailey Power Plant. Bailey Park, a 1.6 acre park was built after cleanup.
Brownfield Job Training	$500,000	$0	10-01-2005	Developed and implemented Brownfields job training program that was eventually integrated into Forsyth Technical Community College credit curriculum.

2. Accomplishments With the 2000 Brownfields Cleanup Revolving Loan Fund Grant, the renovation of the Bailey Power Plant building continued the revitalization of the NRSA industrial sector. The continued cleanup of identified brownfields within the WFIQ will foster economic development, facilitate continued removal of hazardous materials, contribute to ongoing employment opportunities to residents of the NRSA, and as sites are cleaned, and property values increase. The project funded was completed and the said cleaned property is now rapidly becoming occupied with tenants ranging from a retail technology company (900 jobs); a mixed use lab and innovation center whose tenants include Flywheel, Wake Forest Baptist Medical Center's Division of Public Health Sciences and Department of Physician Assistant Studies and Forsyth Tech, thus fulfilling the prime mission of the grant.

The City has also received EPA Brownfields Job Training Grants. In partnership with Forsyth Technical Community College (FTCC), the program was successful for an approximate total of 100 students, who became potential highly-skilled employees. According to the US EPA, FTCC is one of the few grants in the country that began as a continuing education program in a community college and became self-sustaining degree program without the help of additional EPA or National Institute for Health funding.

	Other Factor	Page #
	Community population is 10,000 or less.	
	Federally recognized Indian tribe.	
	United States territory.	
	Applicant will assist a Tribe or territory.	
	Targeted brownfield sites are impacted by mine-scarred land.	
	Targeted brownfield sites are contaminated with controlled substances.	
	Recent natural disaster(s) (2006 or later) occurred within community, causing significant community economic and environmental distress.	
	Project is primarily focusing on Phase II assessments.	
X	**Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.**	8-9, Appendix D
X	**Community experienced manufacturing plant/power plant closure(s) (2008 or later) tied to the targeted brownfield sites or project area, including communities experiencing auto plant/power plant closures due to bankruptcy or economic disruptions.**	6
	Recent (2008 or later) significant economic disruption (unrelated to a natural disaster or manufacturing/auto plant/power plant closure) has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	
	Applicant is one of the 12 recipients, or a core partner/implementation strategy party, of a "manufacturing community" designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, **applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation** which demonstrate either designation as one of the 12 recipients, or relevant pages from a recipient's IMCP proposal which lists/describes the core partners and implementation strategy parties. A core partner/implementation strategy party is a local partner organization/jurisdiction that will carry out the proposed strategy, as demonstrated in letters of commitment or memoranda of understanding which documents their contributions, roles, and responsibilities to the partnership. EDA may provide to	
	EPA a list of the core partners/implementation strategy parties for each of the 12 "manufacturing community" designees, which EPA would use to verify this other factor.	
	Applicant will serve an area designated as a federal, state, or local Empowerment Zone or Renewal Community. To be considered, **applicant must attach documentation** which demonstrates this current designation.	
X	**Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a**	9 Appendix E
	Applicant is a HUD Promise Zone community. To be considered, **applicant must attach documentation.**	
	Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant	

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C LETTERS OF COMMITMENT- COMMUNITY BASED ORGANIZATIONS

D DOCUMENTATION OF LEVERAGED FUNDS

E SPECIAL CONDSIDERATIONS CHECKLIST

Appendix A

THRESHOLD CRITERIA

Appendix A. Threshold

1. Applicant Eligibility. The City of Winston-Salem, North Carolina, is eligible to apply for the EPA Brownfields Assessment Grant because it is a local unit of government under 40CFR Part 31.1.

2. Letter from the State or Tribal Environmental Authority. See Appendix B.

3. Community Involvement. Letters of Support from Community Based Organizations in Appendix C.

For the past decade, the City has conducted significant community engagement activities and held dozens of stakeholder meetings to solicit input into the revitalization of the **Neighborhood Revitalization Strategy Area (NRSA)** community. Despite this high level of community involvement, there continues to be significant under-represented populations that must be integrated into future planning processes including immigrants (many with limited English proficiency), senior citizens, and the unemployed. This grant will provide a unique opportunity for all of these under-represented populations to fully participate in and shape the City's brownfield cleanup and redevelopment strategy.

The City's plans for the NRSA brought together city staff and those engaged community residents over the past two to three years to develop a consensus on future development in the area. The planning process and community meetings worked together to form a common vision of what the community should be building towards. The City seeks to involve the NRSA's community with revitalization efforts with a series of meetings that reach out to the area's varied stakeholders. City Planning, the development community, local industry, workforce development specialists, and key governmental will continue to cooperate with members of the NRSA community and make a special effort to reach out to the area's most under-represented stakeholders to involve them in the revitalization process. Implementation of the grant will continue to include citizen input and help to guide site prioritization/selection decisions, cleanup decisions and cleanup planning. The Wake Forest Innovation Quarter (WFIQ) master plan for development recognizes the need for community input, and the WFIQ has formed a Community Action Committee to maintain a dialogue between the WFIQ and Community. The WFIQ's location between most of the NRSA community and the downtown can play a unifying role in bringing the two communities together. Forsyth Technical Community College (FTCC) is the local community college that will provide faculty and staff to serve on the project advisory board. The College will also use this project as a classroom example in the Environmental Science Technology Curriculum, which was created based in part on the success of the EPA Brownfields Job Training grant awarded to the City.

The City's Business Development Division will schedule, organize, and recruit participants for the community events scheduled to involve the broader community in this initiative. Specifically, the City will do the following: schedule a community-wide "kick-off" meeting to discuss the properties that the City has identified as potential brownfield sites in the NRSA community and begin to identify the most crucial sites for assessment and cleanup/reuse planning; meet on a quarterly basis to update the community on project progress and obtain input into project management (more meetings can be scheduled as needed); and establishment of an overall re-use vision; conduct regular outreach to community members by distributing educational information about the progress of the NRSA Brownfields assessment initiative through social media, community email lists, City websites and local newspapers and newsletters; participate in two annual community-wide meetings in 2015 and 2016 to discuss project scope and to make adjustments to scope or direction, as necessary; and host a "close out" community meeting in 2018 in order to discuss primary outcomes of the grant, the next steps for continuing progress, and future opportunities. The City will provide bilingual materials to ensure strong communication to all of their residents.

4. Site Eligibility and Property Ownership Eligibility. NOT APPLICABLE

Appendix B

LETTER OF SUPPORT- STATE ENVIRONMENTAL AUTHORITY

NCDENR

North Carolina Department of Environment and Natural Resources

Pat McCrory
Governor

John E. Skvarla, III
Secretary

December 3, 2014

The Honorable Allen Joines, Mayor
City of Winston-Salem
101 N. Main Street
Winston-Salem, NC 27101

Re: U.S. Environmental Protection Agency Brownfields Assessment Grant – Winston-Salem

Dear Mayor Joines:

The North Carolina Department of Environment and Natural Resources (DENR) Brownfields Program acknowledges and supports the City of Winston-Salem's application for a community-wide U.S. EPA Brownfields Assessment Grant for both hazardous and petroleum funds. These grant funds will help support Winston-Salem's ongoing brownfields revitalization efforts. Because the City has a strong history of brownfields redevelopment work and possesses a committed staff for managing this effort, we believe you are well positioned for efficient use of these grant funds.

As you know, we would very much like to continue to work with all grant applicants towards the efficient use of federal funds towards brownfields redevelopment. If you are successful in being awarded this grant, we will continue to support your brownfield redevelopment efforts by providing guidance gained from the many successful brownfields grantees across the state as well as helping attract redevelopers to their chosen projects through the liability protections offered under our Brownfields Program. As we have done for Winston-Salem's previous grants, we'd be happy to attend meetings of your brownfields team to assist your efforts in generating stakeholder interest.

Should you need further information, please let me know at Bruce.Nicholson@ncdenr.gov.

Sincerely,

Bruce Nicholson
Brownfields Program Manager
Division of Waste Management

cc: **David Champagne, U.S. EPA Region 4**

Appendix C

LETTERS OF COMMITMENT-
COMMUNITY BASED ORGANIZATIONS

DOWNTOWN
THE ♥ OF WINSTON-SALEM

November 17, 2014

Mr. Ritchie Brooks - Director
Community & Business Development Department
City of Winston-Salem
PO Box 2511
Winston-Salem, NC 27102

Dear Mr. Brooks:

On behalf of THE DOWNTOWN WINSTON-SALEM PARTNERSHIP, please accept this letter of support for the City of Winston-Salem's application for a 2015 EPA Brownfields Assessment Grant in the amount of $400,000 in funds to assess hazardous substances and petroleum product impacted properties. We applaud their effort to support the revitalization and redevelopment of our community.

The Downtown Winston-Salem Partnership is an active member and advocacy organization leading the efforts to revitalize and strengthen the core of the city through business recruitment and support, economic development, marketing and special events. DWSP is the lead organization in implementing the Downtown Plan.

In support of the City of Winston-Salem's Brownfield Program, THE DOWNTOWN WINSTON-SALEM PARTNERSHIP will distribute/post flyers and brochures and use other marketing efforts to get the word out. Further, THE DOWNTOWN WINSTON-SALEM PARTNERSHIP is willing to serve on advisory boards or committees that are developed in support of this grant and brownfields redevelopment in our community.

Please feel free to contact THE DOWNTOWN WINSTON-SALEM PARTNERSHIP so that we may demonstrate further support of this US EPA Brownfields Assessment grant application.

Sincerely,

Jason Thiel, President
DOWNTOWN WINSTON-SALEM PARTNERSHIP

Downtown Winston-Salem Partnership, 305 W. Fourth Street, Suite 2E, Winston-Salem, NC 27101
Ph: (336) 354-1500 Fax: (336) 722-0746 Website: www.dwsp.org

GOLER COMMUNITY DEVELOPMENT CORPORATION

November 17, 2014

Mr. Ritchie Brooks
Director, Community and Business Development
City of Winston-Salem
PO Box 2511
Winston-Salem, NC 27102

Mr. Brooks:

Goler Community Development Corporation supports the City of Winston-Salem's application to the US Environmental Protection Agency for a community-wide assessment grant for both hazardous and petroleum funds in 2015.

Goler's commercial property site is in very close proximity to Wake Forest Innovation Quarter and provides an excellent opportunity to bring amenities to the large employment complex. Most indications so far have us to believe that we will have to mitigate certain contamination in order to develop this site.

Goler looks forward to being involved with the City's efforts and our committed support would include the following

1. Distribution/posting of flyers and brochures in the surrounding Goler Heights area
2. Identification of sites in the Goler Heights area
3. Serve on an advisory board for the City's Neighborhood Revitalization Strategy Area
4. Hosting meetings at the Goler office
5. Printing of flyers, materials for meetings at Goler Office

Sincerely,

Michael L. Suggs
President
Goler Community Development Corporation

889 N. LIBERTY STREET, WINSTON-SALEM NC 27101
336.761.0595
www.golercdc.com

ForsythTech
at innovation quarter

November 17, 2014

Mr. Ritchie Brooks - Director
Community & Business Development Department
City of Winston Salem
PO Box 2511
Winston-Salem, NC 27102

Dear Mr. Brooks:

On behalf of the Small Business Center at Forsyth Technical Community College, please accept this letter of support for the City of Winston-Salem's application for a FY15 EPA Brownfields Assessment Grant in the amount of $400,000 in funds to assess hazardous substances and petroleum product impacted properties. We applaud their effort to support the revitalization and redevelopment of our community.

The objective of the Small Business Center Network (SBCN) is to increase the success rate and the number of viable small businesses in North Carolina by providing high quality, readily accessible assistance to prospective and existing small business owners which will lead to job creation and retention. Our Small Business Center is here to assist you by offering one-on-one confidential business counseling and seminars on a variety of business topics. We are a community-based provider of education and training, counseling, networking and referrals.

In support of the City of Winston-Salem's Brownfield Program, the Small Business Center will:

Distribute/post flyers and brochures.
Help to identify sites (particularly effective if the organization is in the real estate arena).
Serve on an advisory board
Identify Minority Contractors for the projects

Further, the Small Business Center is willing to serve on advisory boards or committees that are developed in support of this grant and brownfields redevelopment in our community.

Please feel free to contact Small Business Center so that we may demonstrate further support of this US EPA Brownfields Assessment grant application.

Sincerely,

Allan Younger
Director, Small Business Center
Economic & Workforce Development
Forsyth Technical Community College
336.757.3804
336. 757.3805 (Fax)
ayounger@forsythtech.edu

Wake Forest™
Innovations

575 North Patterson Avenue, Suite 550
Winston-Salem, NC 27101
p +1.336.716.8508
f +1.336.777.3260
Innovation@wakehealth.edu
WakeForestInnovations.com

November 17, 2014

Mr. Ritchie Brooks - Director
Community & Business Development Department
City of Winston Salem
PO Box 2511
Winston-Salem, NC 27102

Dear Mr. Brooks:

On behalf of Wake Forest Innovation Quarter Management Co., please accept this letter of support for the City of Winston-Salem's application for a 2015 EPA Brownfields Revolving Loan Fund Grant in the amount of $400,000 to provide loans for cleanup activities for brownfield sites located our community.

What began nearly 20 years ago with a handful of scientists from Wake Forest School of Medicine and researchers from Winston-Salem State University in a single building has grown to become a public-private venture of discovery and business innovation in technology, the life sciences, computer science and more. This mix of educators, scientists, physicians, students and businesspeople are going to work—and in some cases live—in a setting ripe for innovation and achievement. Innovation Quarter by the end of 2014 will about 2,500 people at work among 10 buildings, with an 11th, the restored Bailey power plant—a distinctive building that once powered the downtown manufacturing operations of R.J. Reynolds Tobacco Co.—renovated into shops, restaurants and possibly incubation space. The growth of social and entertainment offerings within Innovation Quarter fuses well with the thriving arts and restaurant scene within footsteps throughout downtown Winston-Salem. A key attribute of Innovation Quarter is its commitment to green space for the people who work, live and visit. Activating the spaces inside the buildings of Innovation Quarter and certainly outside in these green spaces is a big part of building the creative community around it. Nothing is more important to Innovation Quarter than its immersion with its neighbors and the creation of a new community for the 21st century—a knowledge community that thrives with people who want to Work, Live, Learn and Play.

In support of the City of Winston-Salem's Brownfield Program, the Wake Forest Innovation Quarter Management Co., will offer our conference center at Wake Forest Biotech Place to host meetings. Further, Wake Forest Innovation Quarter Management Co., is willing to appoint an individual to serve on advisory boards or committees that are developed in support of this grant and brownfields redevelopment in our community.

Please feel free to contact Graydon Pleasants at 336.713.7154, so that we may demonstrate further support of this US EPA Brownfields Assessment grant application.

Sincerely,

Eric Tomlinson, D.Sc., Ph.D.
Chief Innovation Officer, Wake Forest Baptist Medical Center
President, Wake Forest Innovation Quarter
Professor of Physiology & Pharmacology, Wake Forest School of Medicine

elomlins@wakehealth.edu
+1.336.716.4903

cc: Graydon Pleasants

AIRPORT COMMISSION OF FORSYTH COUNTY • SMITH REYNOLDS AIRPORT

BOARD OF COMMISSIONERS

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Vice Chairman

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THOMAS F. McKIM

C. MARK WILEY

November 17, 2014

Mr. Ritchie Brooks - Director
Community & Business Development Department
City of Winston Salem
PO Box 2511
Winston-Salem, NC 27102

Dear Mr. Brooks:

On behalf o f the Airport Commission of Forsyth County, please accept this letter of support for the City of Winston-Salem's application for a 2015 EPA Brownfields Assessment Grant in the amount of $400,000 in funds to assess hazardous substances and petroleum product impacted properties. We applaud their effort to support the revitalization and redevelopment of our community.

The Airport Commission manages Smith Reynolds Airport which is located just minutes from downtown Winston-Salem. The Airport provides an effective base of operations for corporate aircraft, air charter services, general aviation, and air cargo. The Airport Commission's facilities are ideally suited for aircraft maintenance, repair and overhaul (MRO) operations and a variety of aviation-related industrial and commercial development.

In support of the City of Winston-Salem's Brownfield Program, the Airport Commission of Forsyth County will offer support in the identification of sites. The Airport Commission owns 715 acres in the City and we will continue to be a partner. Further, the Airport Commission is willing to serve on advisory boards or committees that are developed in support of this grant and brownfields redevelopment in our community.

Please feel free to contact me at 336-767-6361, so that we may demonstrate further support of this US EPA Brownfields Assessment grant application.

Sincerely,

Mark R. Davidson, A.A.E.
Airport Director

3801 N. Liberty Street • Winston-Salem, NC 27105
(336) 767-6361 • FAX (336) 767-8556 • www.smithreynolds.org

HOUSING AUTHORITY
of Winston-Salem

November 17, 2014

Mr. Ritchie Brooks-Director
Community & Business Development Department
City of Winston Salem
PO BOX 2511
Winston Salem, NC 27102

Dear Mr. Brooks:

On behalf of the Housing Authority of the City of Winston Salem, please accept this letter of support for the City of Winston Salem's application for the 2015 EPA Brownfields Assessment Grant in the amount of $400,000 in funds to assess hazardous substances and petroleum product impacted properties. We applaud their effort to support the revitalization and redevelopment of our community.

The Housing Authority of Winston Salem is a full service property management and real estate development company with approximately 4,800 housing choice vouchers, 1,400 public housing units, and two commercial buildings under management.

In support of the City of Winston Salem's Brownfield Program, the Authority is willing to serve on advisory boards or committees that are developed in support of this grant and brownfields redevelopment in our community. Further, the Authority will assist in the identification of brownfield sites.

Please feel free to contact the Housing Authority of the City of Winston so that we may demonstrate further support of this US EPA Brownfields Assessment grant application.

Sincerely,

Charlie E. Harvey Jr.

Charlie E. Harvey, Jr.
Vice President of Real Estate Development & Construction
336-917-6061 Work
336.399.5906 Cell

wsbi

WINSTON-SALEM BUSINESS INC.

November 17, 2014

Mr. Ritchie Brooks - Director
Community & Business Development Department
City of Winston Salem
PO Box 2511
Winston-Salem, NC 27102

Dear Mr. Brooks:

I am writing in support for the City of Winston-Salem's application for a 2015 EPA Brownfields Assessment Grant in the amount of $400,000 to assess hazardous substances and petroleum product impacted properties. Winston-Salem Business Inc. appreciates the effort the City of Winston-Salem is taking to support the revitalization and redevelopment of our community.

Winston-Salem Business Inc. (WSBI) is a 501(c)(3) not-for-profit economic development corporation. Our mission is to recruit new businesses to Winston-Salem and Forsyth County. One of our City's biggest challenges is having enough developable land to present to prospective clients. By identifying, cleaning up, and making brownfield sites available, WSBI will have additional inventory to use to market this community to companies interested in expanding or relocating their businesses.

WSBI is willing to support this initiative in several ways. We will assist in the identification of potential Brownfields opportunities. A WSBI staff member will serve on any advisory committees that are established and WSBI will market and promote the identified properties to potential business targets.

Please feel free to contact Winston-Salem Business Inc. if you have any additional questions regarding our support.

Sincerely,

Robert E. Leak, Jr.
President

1080 WEST FOURTH STREET, WINSTON-SALEM, NC 27101
P: 336.723.8955 | 800.220.WSBI | F: 336.761.1069 | WSBUSINESSINC.COM

the resource center
promoting sustainability in Winston-Salem

November 17, 2014

Mr. Ritchie Brooks- Director
Community & Business Development Department
City of Winston Salem
PO Box 2511
Winston-Salem, NC 27102

Dear Mr. Brooks:

On behalf of Winston-Salem Sustainability Resource Center (SRC), please accept this letter of support for the City of Winston-Salem's application for a 2015 EPA Brownfields Assessment Grant in the amount of $400,000 in funds to assess hazardous substances and petroleum product impacted properties. We applaud their effort to support the revitalization and redevelopment of our community.

SRC is a not for profit, whose mission is to be a catalyst for sustainability change in Winston-Salem area and surrounding region. We strive to create a more sustainable community, economy and environment through collaborative partnerships. We promote sustainable best practices to strengthen communities, protect environmental resources, and facilitate sustainable economic development through collaborative partnerships with local governmental agencies, private and public educational institutions, and business enterprises as well as public and private organizations.

In support of the City of Winston-Salem's Brownfield Program, the SRC will work in concert with the City of Winston Salem to promote the brown fields program with community partners, businesses and provide any additional informational materials on environmental sustainable best practices through workshops1 and promotion of events through electronic media outlets. Further, SRC is willing to serve on advisory boards or committees that are developed in support of this grant and brownfields redevelopment in our community.

Please feel free to contact me, so that we may demonstrate further support of this US EPA Brownfields Assessment grant application.

Sincerely in support of this effort,

Matthew Johnson
SRC President

100 East First Street, Suite 560 Winston Salem, NC 27101 Phone: 336-734-1200 www.wssrc.org

Forsyth County

Office of Environmental Assistance and Protection

Minor Barnette, Director

November 17, 2014

Ritchie Brooks, Director
Community and Business Development Department
City of Winston-Salem
PO Box 2511
Winston-Salem, NC 27102

Dear Mr. Brooks:

On behalf of the Forsyth County Office of Environmental Assistance and Protection, please accept this letter of support for the City of Winston-Salem's application for a 2015 EPA Brownfields Assessment Grant in the amount of $400,000 in funds to assess properties impacted by hazardous substances and petroleum products. We applaud the city's effort to support the revitalization and redevelopment of our community.

The Forsyth County Office of Environmental Assistance and Protection is a local regulatory agency whose mission includes protection of public health and the environment for our community through the equitable enforcement of environmental regulations, public education and outreach to enhance public awareness of environmental issues, pollution prevention and conservation of natural resources.

In support of the City of Winston-Salem's Brownfield Program, this Office will gladly help with the distribution and posting of flyers and brochures, assist in disseminating relevant information through public outreach activities and host meetings to facilitate planning and discussion of local brownfields projects. Further, this Office is willing to serve on advisory boards or committees that are developed in support of this grant and brownfields redevelopment in our community.

Please feel free to contact me at (336) 703-2441 to discuss ways that we may demonstrate further support of this US EPA Brownfields Assessment grant application.

Sincerely,

Minor Barnette

Minor Barnette

Forsyth County Government Center • 201 North Chestnut Street • Winston-Salem, NC 27101-4120
Phone 336-703-2440 • Fax 336-727-2777

Recycled Paper

S.G. Atkins
COMMUNITY DEVELOPMENT CORPORATION

November 17, 2014

Mr. Ritchie Brooks - Director
Community & Business Development Department
City of Winston Salem
PO Box 2511
Winston-Salem, NC 27102

Dear Mr. Brooks:

On behalf of S.G. Atkins Community Development Corporation (S.G. Atkins CDC) please accept this letter of support for the City of Winston-Salem's application for a 2015 EPA Brownfields Assessment Grant in the amount of $400,000 in funds to assess hazardous substances and petroleum product impacted properties. We applaud their effort to support the revitalization and redevelopment of our community.

The S.G. Atkins CDC is a non-profit organization that works to promote community economic development through construction of affordable housing and growing small, community-based businesses that create jobs in a business incubator in the City's Neighborhood Revitalization Strategy Area. We provide educational workshops, marketing support and microloans.

In support of the City of Winston-Salem's Brownfield Program, the S.G. Atkins CDC will provide the following assistance: 1). Identify sites to be assessed in the CDC target area; 2) Serve on an advisory board; 3). Host meetings; 4) Distribute flyers and brochures.

Further, S.G. Atkins CDC is willing to serve on advisory boards or committees that are developed in support of this grant and brownfields redevelopment in our community.

Please feel free to contact S.G. Atkins CDC so that we may demonstrate further support of this US EPA Brownfields Assessment grant application.

Sincerely,

Carol Davis
Executive Director

phone 336.734.6900 | fax 336.734.6917 | web www.sgacdc.org
address 1922 S. Martin Luther King, Jr. Drive, Winston-Salem, NC 27107

a partner of

To invest in our community by making philanthropy and its benefits available to all.

November 17, 2014

Mr. Ritchie Brooks – Director
Community & Business Development Department
City of Winston-Salem
PO Box 2511
Winston-Salem, NC 27102

Dear Ritchie:

On behalf of The Winston-Salem Foundation, please accept this letter of support for the City of Winston-Salem's application for a 2015 EPA Brownfields Assessment Grant in the amount of $400,000 to assess hazardous substances and petroleum product impacted properties. We applaud the City's effort to support the revitalization and redevelopment of our community.

The Winston-Salem Foundation is a community foundation that supports charitable programs in the greater Forsyth County area. Founded in 1919 with a $1,000 gift, it now administers over 1,300 funds and had total custodial assets of $358 million at the end of 2013. In 2013, the Foundation granted $20.7 million to charitable causes, over $2 million of which was through the Community Grants program. Our mission is to invest in our community by making philanthropy and its benefits available to all.

The Winston-Salem Foundation would be open to funding local agencies through our Community Grants program and could assist in promoting in the community a 2015 EPA Brownfields Assessment Grant. Please feel free to contact us if you have any questions about our support of this grant application.

RECEIVED
11/18/14

Sincerely,

Scott F. Wierman
President, The Winston-Salem Foundation

751 West Fourth Street, Suite 200 Winston-Salem, NC 27101-2702
p (336) 725-2382 toll-free (866) 227-1209 f (336) 727-0581
www.wsfoundation.org

WS CHAMBER IN BUSINESS FOR BUSINESS.

November 17, 2014

Mr. Ritchie Brooks
Director, Community and Business Development
City of Winston-Salem
PO Box 2511
Winston-Salem, NC 27102

Dear Mr. Brooks:

On behalf of the Winston-Salem Chamber of Commerce, please accept this letter of support for the City of Winston-Salem's application for a 2015 EPA Brownfields Assessment Grant in the amount of $400,000 in funds to assess hazardous substances and petroleum product impacted properties. We applaud their effort to support the revitalization and redevelopment of our community.

The Winston-Salem Chamber of Commerce is Winston-Salem and Forsyth County's designated economic development agency focusing on the retention and expansion of existing businesses. Funds such as these that can be used to redevelop local brownfield sites have the potential to help accelerate our community's economic transformation, especially within the existing urban core.

In support of the City of Winston-Salem's Brownfield Program, the Winston-Salem Chamber of Commerce will help publicize the program to its members, local businesses, and throughout the community. Further, the Chamber may be willing to serve on advisory boards or committees that are developed in support of this grant and brownfields redevelopment in our community.

Please feel free to contact me so that we may demonstrate further support of this US EPA Brownfields Assessment grant application.

Sincerely,

Gayle N. Anderson
President & CEO

RECEIVED 11/20/14 MMB

Forsyth
Community College

November 17, 2014

Mr. Ritchie Brooks, Director
Community & Business Development Department
City of Winston Salem
PO Box 2511
Winston-Salem, NC 27102

Dear Mr. Brooks:

On behalf of Forsyth Technical Community College, I am pleased to write in support of the City of Winston-Salem's application for a 2015 EPA Brownfields Assessment Grant in the amount of $400,000. Brownfields assessment is of critical importance to Forsyth Tech and our 23,000-square-foot facility in Wake Forest Innovation Quarter.

The assessment will also be practical demonstration of why we have an Environmental Science Technology program, which places major emphasis on the biological and chemical evaluation of human impact on the environment. The Associate of Applied Science program prepares students for entry-level positions that require chemical analysis, biological analysis, water/wastewater treatment, EPA compliance inspections/audits, and contaminated site assessment/remediation.

In addition to supporting the city's Brownfield Program by using it as a classroom example, Forsyth Tech will post fliers or brochures to get the word out and would be willing to serve on an advisory board or committee developed in support of this grant and brownfields redevelopment.

We applaud the City of Winston-Salem's to support the revitalization and redevelopment of our community—and our new neighborhood.

Please feel free to contact us if we can demonstrate further support of this U.S. EPA Brownfields Assessment grant application.

Sincerely,

Gary M. Green
President

President

Dr. Gary M. Green

Board of Trustees

Ann Bennett-Phillips

James W. C. Broughton

John M. Davenport, Jr.

Nancy W. Dunn

A. Edward Jones

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Jeffrey R. McFadden

R. Alan Proctor

Dr. Kenneth M. Sadler

Edwin L. Welch, Jr.

Paul M. Wiles

Student Government Council President

RECEIVED

Forsyth Technical Community College > 2100 Silas Creek Parkway > Winston-Salem, NC 27103-5197 > Phone 336.734.7200 > Fax 336.734.7161
An Equal Opportunity Educational Institution

NEIGHBORS FOR BETTER NEIGHBORHOODS

502 North Broad Street
Winston-Salem, NC 27101
(336) 602-2519

November 17, 2014

Mr. Ritchie Brooks
Director, Community and Business Development
City of Winston-Salem
PO Box 2511
Winston-Salem, NC 27102

Dear Mr. Brooks:

Thanks for your continued efforts to develop the neighborhoods in the Winston-Salem community through the City's Neighborhood Revitalization strategies. I am pleased to hear about your application for the $400,000 US EPA Brownsfields grant that will further this important work. I think you can clearly demonstrate that assessing contaminated Brownsfields sites in the community will positively affect NBN as we work with organizations in and around the Research Park.

As you are aware, the mission of NBN is to connect people, strengthen voices, and leverage resources with communities to create safe, just, and self-determined neighborhoods. NBN is a grassroots, community-based organization that works in partnership with local neighborhood organizations, human service agencies, businesses, and local government to maintain healthy, and economically self-sufficient and inter-connected communities. NBN endeavors to help build the capacity of local grassroots leaders and their organizations by assisting in galvanizing the support of other residents, connecting strategic relationships and resources to help address issues and their root causes.

In support of this initiative, NBN can assist in marketing efforts to get the word out about this exciting opportunity. We meet with many community groups and will be available to host meetings to facilitate information exchange. We will also be glad to serve on an advisory board for this purpose.

Again, I am excited about your application and as soon as you hear that you have been funded from US EPA, let us know. If you need further information from me, I can be reached via email at paulamccoy5@gmail.com or via telephone at (336) 602-2519.

Sincerely,

Paula J. McCoy

Paula McCoy
Executive Director

Appendix D

DOCUMENTATION OF LEVERAGED FUNDS

WESTEND MILLWORKS
WINSTON SALEM

TO: Mr. Ritchie Brooks
Director, Community and Business Development
City of Winston-Salem
PO Box 2511
Winston-Salem, NC 27102

FROM: West End Mill Works, LLC
DeWayne H. Anderson, Jr., Managing-Member

DATE: November 17, 2014

RE: West End Mill Works Phase-II re-development

West End Mill Works is a mixed-use redevelopment project bordered by Northwest Blvd., Mill Works Street, Bridge Street and Canal Drive at the site of the historic Hoots Milling Company. The redevelopment project is being undertaken by Mr. Dewey Anderson and Mr. John Bryan. To date, approximately 16,800 square feet has been developed. The developer and tenant improvements have been $1,380,000 for this phase 100-jobs have been created among nine new businesses, including a not-for-profit glass blowing studio, a yoga studio, a tex-mex restaurant, a distillery, a microbrewery, a kick-boxing gym, and similar creative-oriented businesses. All of which are locally owned and operated. The majority of which are minority/female owned. The developers were successful is placing the property of the National Register of Historic Places on 5/16/2014. Furthermore, the development was just recently recognized with a 'Carraway Award' by Preservation North Carolina.

It is projected that Phase II investments also will exceed $1,000,000 and will create an additional 80-jobs. Phase II will be a combination of retail, studio/office and multi-use space. The studio/office space will be micro-space that will be targeted to smaller entrepreneurs and start-up businesses. At build-out, the entire project will contain approximately 39,000 square feet. Phase-II construction is scheduled to start in January 2015, and be completed by September 2015.

915 Bridge Street
W-S, NC 27101

Appendix E

SPECIAL CONDSIDERATIONS CHECKLIST

	Other Factor	Page #
	Community population is 10,000 or less.	
	Federally recognized Indian tribe.	
	United States territory.	
	Applicant will assist a Tribe or territory.	
	Targeted brownfield sites are impacted by mine-scarred land.	
	Targeted brownfield sites are contaminated with controlled substances.	
	Recent natural disaster(s) (2006 or later) occurred within community, causing significant community economic and environmental distress.	
	Project is primarily focusing on Phase II assessments.	
X	**Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.**	**8-9, Appendix D**
X	**Community experienced manufacturing plant/power plant closure(s) (2008 or later) tied to the targeted brownfield sites or project area, including communities experiencing auto plant/power plant closures due to bankruptcy or economic disruptions.**	**6**
	Recent (2008 or later) significant economic disruption (unrelated to a natural disaster or manufacturing/auto plant/power plant closure) has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	
	Applicant is one of the 12 recipients, or a core partner/implementation strategy party, of a "manufacturing community" designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, **applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation** which demonstrate either designation as one of the 12 recipients, or relevant pages from a recipient's IMCP proposal which lists/describes the core partners and implementation strategy parties. A core partner/implementation strategy party is a local partner organization/jurisdiction that will carry out the proposed strategy, as demonstrated in letters of commitment or memoranda of understanding which documents their contributions, roles, and responsibilities to the partnership. EDA may provide to	
	EPA a list of the core partners/implementation strategy parties for each of the 12 "manufacturing community" designees, which EPA would use to verify this other factor.	
	Applicant will serve an area designated as a federal, state, or local Empowerment Zone or Renewal Community. To be considered, **applicant must attach documentation** which demonstrates this current designation.	
X	**Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a**	**9 Appendix E**
	Applicant is a HUD Promise Zone community. To be considered, **applicant must attach documentation.**	
	Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant	

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
Office of Sustainable Housing and Communities
WASHINGTON, DC 20410-0050

October 14, 2010

Mr. Brent McKinney
Executive Director
Piedmont Authority for Regional Transportation
7800 Airport Center Drive Suite 102
Greensboro, NC 27409-9089

Dear Sustainable Communities Regional Planning Grant Program Applicant:

The Department of Housing and Urban Development's (HUD) Office of Sustainable Housing and Communities (OSHC) is pleased to announce that your application submitted in response to the 2010 Notice of Funding Availability (NOFA) entitled "*Sustainable Communities Regional Planning Grant Program*," has been selected for a grant award. The amount you are eligible to receive is $1,600,000.

This new grant program was quite competitive. A multidisciplinary review team, drawn from eight federal agencies and from partners in philanthropy reviewed 225 eligible grants. Ultimately, HUD is funding 45 regions with consortia supporting innovative regional planning and development in 27 different states.

Enclosed with this letter you will find the following:

1. Letter from your Grant Officer with a list of items that will need to be provided to negotiate and finalize the terms, including the effective start date of this grant agreement;
2. HUD's Line of Credit Control System (LOCCS) payment system forms;
3. Instructions to use HUD's Line of Credit Control System; and
4. Direct Deposit Form (SF-1199a).

Please read these items carefully and be prepared to provide them within 7 business days of this letter. If you have any questions, please contact Zuleika Morales-Romero, Director, OSHC Grants and Budget Division at 202-402-7683 or email at zuleika.k.morales@hud.gov.

We congratulate you on your submission of a successful proposal and we look forward to assisting you in implementing your program. Welcome to the Sustainable Communities Regional Planning Grant Program!

Sincerely,

Shelley Poticha
Director
Office of Sustainable Housing and Communities

Enclosures