



# Town of Bedford, Virginia

*Office of the Town Manager*

December 16, 2016

Mr. Tom Stolle, Brownfield Coordinator  
Environmental Protection Agency, Region 3  
1650 Arch Street  
Mail Code 3HS51  
Philadelphia, PA 19103

Re: Town of Bedford, Virginia  
FY2017 Brownfields Assessment Grant Application

Dear Mr. Stolle:

The Town of Bedford, Virginia, is pleased to submit the enclosed application for an Environmental Protection Agency (EPA) Brownfields Community-Wide Assessment Grant. Originally an agrarian-based economy, Bedford's industrial development began in 1880 along the railroad tracks. Industries grew along the tracks over the decades with furniture manufacturers, a tobacco processor, textile mill, and rubber plant locating in Town. Rapid growth eventually slowed and declined as the global economy changed, recessions hit, and manufacturing jobs moved overseas. The wake of this decline left Bedford with vacant, blighted industrial areas directly affecting the core of the downtown. With this project, we will begin the assessment and cleanup planning for these brownfields, and encourage their redevelopment to create jobs and opportunities for our community.

- a. **Applicant Identification:** Town of Bedford  
215 East Main Street  
Bedford, VA 24523
- b. **Funding Requested:**
  - i) **Grant Type:** Assessment
  - ii) **Assessment Grant Type:** Community Wide
  - iii) **Federal Funds Requested:** \$300,000
  - iv) **Contamination:** \$200,000 for Hazardous Substances and \$100,000 for Petroleum
- c. **Location:** Town of Bedford, Bedford County, Virginia
- d. **Property Information:** Community-Wide Proposal (N/A)

Mr. Tom Stolle, Brownfield Coordinator  
December 16, 2016  
Page 2

**e. Contacts:**

**i) Project Director:**

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**ii) Chief Executive**

Charles P. Kolakowski  
Town Manager  
Town of Bedford  
215 East Main Street  
Bedford, VA 24523  
Phone: (540) 587-6001  
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**f. Population:**

- i. 6,508 (American Community Survey 2015 5-year estimate)
- ii. The Town of Bedford is a municipal form of government
- iii. Bedford County has not experienced persistent poverty over the past 30 years

**g. Regional Priorities Form/Other Factors Checklist: Attached**

**h. Letter from the State Environmental Authority: Attached**

Thank you for your time and consideration. If you should have any questions, please do not hesitate to contact me at (540) 587-6001.

Sincerely,



Charles P. Kolakowski  
Town Manager

CPK:dba

Enclosure

## 1. COMMUNITY NEED

### a. Target Area and Brownfields:

**i. Community and Target Area Descriptions:** Bedford is a small town and the county seat of Bedford County in west-central Virginia. The Blue Ridge Mountains lie to the North, Smith Mountain Lake to the South, Lynchburg to the East, and I-81/Roanoke to the West. The town has a total area of 6.9 square miles, and a population of only 6,508 (2015 Census estimate). Originally an agrarian (primarily tobacco) based economy, Bedford was once the fifth largest tobacco processing hub in Virginia. Bedford's industrial development began in the 1880s along the railroad tracks. As in other small towns, Bedford's railroad station was the hub of community life. Transportation of passengers, freight and mail, from the railways' inception through World War II and the Industrial Revolution, made the station a vital part of the local economy until the end of passenger service in 1971.

Industries grew around the station and along with the tracks over the decades, including furniture manufacturers, a tobacco processor, a textile mill, and a rubber plant, among others. Rapid growth eventually slowed and declined as the global economy changed, recessions hit, tobacco production plummeted, and textile and furniture manufacturing jobs moved overseas. The decline in these industries has subsequently left a large void adjacent to the downtown. No longer employing hundreds of people, the business district's customer base dried up. Today, numerous vacant, dilapidated buildings with questionable environmental histories continue to deter investment in the downtown district. Without these economic engines, the Town has been left struggling to rebuild. Redevelopment has been complicated by an industrial past, as the stigma of both real and perceived environmental contamination presents a significant obstacle for the community. Residential neighborhoods surrounding the downtown have also suffered; as jobs went away so did the primary source of income for many long-time multi-generational families. As these neighborhoods declined, those with the means moved out, leaving the historical neighborhoods and downtown to suffer. Many storefronts are now vacant or underutilized, and there are currently 34 active commercial real estate listings in Bedford, a significant number for a small town.

Our target area for this brownfield project is the Town as a whole (small geographic area) with a focus on the downtown "Centertown" district, which is loosely defined by Jackson Street and the Norfolk Southern Railroad track on the north, Washington Street on the south, Ballard Street on the west, and Stone Street on the east. It contains the downtown core and a variety of former industrial, retail, office, and governmental uses with adjacent residential. In the early 1980's, Bedford undertook renovation of this historic downtown district and became one of Virginia's first Main Street communities. The Virginia Main Street Program is a preservation-based economic and community development program for communities interested in revitalizing their historic commercial districts. Bedford's participation in this program speaks to the community's interest in leveraging their historic properties for revitalization and their commitment to sustainable growth and reuse of existing infrastructure. Brownfields assessment is a critical component of the Centertown redevelopment plan.

**ii. Demographic Information and Indicators of Need:** As of the 2015 population estimate, there are 6,508 residents in Bedford, making the Town a **target micro-community with populations of 10,000 or less**. This is a rural, low income area suffering from a slow and steady decline in population; the total population change since 2010 is -1.8%. Bedford as compared to the State of Virginia: Median household income is **far below** the state average; Unemployment rate is **significantly higher** than the state's. Median house value is also **far below** the state average. Median real estate price in the center of Bedford is less expensive than 79.8% of Virginia neighborhoods and 62.2% of all U.S. neighborhoods. Still residents are less likely to own their home, with 46% being rental homes in Bedford compared to 18% in the county. Residents in the Centertown district (the

focus of this application) are lower-middle income, making it a below average income neighborhood with an income lower than 77.9% of U.S. neighborhoods. Not surprisingly, there is significant poverty in its midst. **Over 29% of families with children are impoverished.** According to Census figures, the Centertown district has a higher rate of childhood poverty than 59.3% of U.S. neighborhoods. Nearly 30% of the population is considered a minority in the Town, significantly higher than the 10% minority population for all of Bedford County. Environmental justice concerns are prevalent in the Town as evidenced by the following demographic data table paired with the number and size of brownfield properties discussed in Section 1.a.iii.

**Town of Bedford, Virginia Demographic Information**

Demographic	Town of Bedford	Bedford County	Virginia	United States
<b>Social Statistics</b>				
Population	6,508	75,607	8,185,131	314,107,084
<i>Percent Minority (Alone)</i>	29.8	9.9	30.7	26.2
<i>Percent African-American (Alone)</i>	27.6	7.0	19.3	12.6
<i>Percent Hispanic (Alone)</i>	1.3	1.8	8.4	16.9
<i>Percent Children (5-under)</i>	3.3	4.7	6.2	6.4
<i>Percent Elderly (65-over)</i>	22.4	18.1	13.0	13.7
<b>Economic Statistics</b>				
Percent Individuals Below Poverty Level	27.4	10.2	11.5	15.6
Percent Families with Children Below Poverty	29.2	12.4	13.0	18.1
Per Capita Income	\$19,230	\$28,548	\$33,958	\$28,555
Median Household Income	\$33,563	\$56,043	\$64,792	\$53,482
Unemployment Rate	9.4	7.0	6.9	9.2
Median Home Value	\$144,300	\$196,500	\$243,500	\$175,700
Percent Vacant Homes	9.6	14.7	10.6	12.5
Percent Rental Homes	46.0	18.2	33.3	35.6

Sources: American Community Survey 2014 Five-year Estimate Data Set – [www.census.gov](http://www.census.gov), accessed October 2016; Neighborhood Scout; and City Data.

Information from Voices for Virginia's Children ([www.vakids.org](http://www.vakids.org)) indicates that 31% of Bedford's children live in poverty. 472 (25%) of Bedford's children live below 200% of the poverty level which means that their families can barely meet basic needs such as food, rent, and utilities. 34% of third graders in Bedford fail the Virginia Standards of Learning reading exam. Data shows that children from affluent families hear 30 million more words by age three than children from low-income households. In order to increase the educational opportunities for Bedford's children, the economic situation must improve. Redeveloping the brownfields will allow for increased job opportunities, which will in turn increase income for our poorest families, which will in turn decrease the numbers of families and children living below the poverty threshold.

**iii. Brownfields and Their Impacts:** Bedford's brownfield story began over a century ago. The Town's industrial development began in the 1880s along the railroad tracks and progressed over the decades to include a prominent tobacco processor, a textile mill, several furniture manufacturers, and a rubber plant, among others. These properties prospered for years until the global economy shifted, and they were forced to shutter their doors. The wake of the decline left Bedford with vacant, blighted industrial areas directly in the core of the downtown. Even more concerning, however, is the proximity of these properties to residential homes. These industries were built at a time with little to no concern about environmental best practices. They were geographically located near the rail line for ease of transportation, and also a large number of dwellings in order to fill a sufficient workforce with employees who could easily walk to work. In some cases, the brownfield property is immediately adjacent to or across the street from residential homes. Target properties for this project, including

previous use/potential contamination, current site conditions, and proximity to sensitive populations are outlined in the following table:

**Target Brownfield Properties**

Property Name	Previous Use/Potential Contamination	Current Site Conditions/Potential Reuse	Proximity to Sensitive Populations
Woolen Mills Building (Hampton Looms)	Former textile mill; potential asbestos, heavy metals, solvents, petroleum hydrocarbons	Vacant; listed for sale  Potential reuse as a rail station for transportation rail expansion	Located immediately across the street from former mill town residences. Low income, high minority population lives here.
Rubatex Warehouse	Former rubber plant; potential solvents, polycyclic hydrocarbons (PAHs), phthalates	Vacant  Potential for a mixed use development	Located adjacent to Woolen Mills Bldg. and among low income, high minority neighborhood
Old Clark & Co Tobacco Warehouse	Former tobacco processor/warehouse; potential arsenic, herbicides, pesticides, petroleum hydrocarbons, PAHs	Vacant  Potential reuse for expansion of Bedford Lofts residential community	Located adjacent to Woolen Mills Bldg. and among low income, high minority neighborhood
Bedford Middle School (former Bedford High School)	Former educational facility; potential asbestos, petroleum hydrocarbons (boiler)	Partially in use; Town is proactively trying to redevelop for reuse as soon as the new middle school being constructed is complete	Located in heart of residential neighborhood; many young families reside here.
Southern States Building	Former feed & seed, fertilizer, farm supplier; potential pesticides, herbicides, solvents, petroleum hydrocarbons	Vacant  Good location for retail redevelopment	Located on the west end of town, immediately across the street from residences

In addition to the priority properties listed above are several former gas stations, warehouses, and an automotive service garage. The contaminants from these properties (and those listed in the above table) have potentially left contaminated soil, runoff, and groundwater which must be addressed in order to protect Bedford's sensitive populations as well as provide opportunities for economic development.

**b. Welfare, Environmental, and Public Health Impacts:**

i. **Welfare Impacts:** Brownfields have a broad impact on health and welfare in Bedford, as residential areas are so close to former industrial sites. As industries close and fall into disrepair, they create a blighting effect on the surrounding neighborhood and the value of adjacent and nearby properties decrease. Those property owners who can afford to do so often relocate, leaving lower income residents, numerous rental properties, and marginal businesses. This causes more decreases in values and blighting conditions. As the areas of blight grow, poorly maintained or vacant properties create concern with public safety, which further exacerbates the issue. According to data from [www.neighborhoodscout.com](http://www.neighborhoodscout.com), Bedford has a crime index of 5 out of 100, which means Bedford is only safer than 5% of the cities in the United States. This well documented cycle of decay is clearly evident in Bedford, as the above demographic table shows. The high levels of poverty are exacerbated by a lack of transportation for our poorest citizens. With limited means to get to work and little to no jobs within walking distance, residents in the target area are stuck in the poverty cycle. Redevelopment of the brownfields into productive places of employment again can help break this cycle.

ii. **Cumulative Environmental Issues:** As was common in mill towns developed in the late 1800s, Bedford's earliest housing stock was built immediately adjacent to the mills and factories. While this meant workers had ready access to the employment offered, the proximity (walking

distance) also presented numerous environmental risks to residents, unforeseen at that time. Homes were constructed immediately adjacent to industries that produced a number of hazards, released through air, water, and soil. For over a hundred years, these neighborhoods have been impacted by the air emissions, chemical releases, dust, storm water runoff, and noise from these operations. Compounding the impacts from heavy industry and mill operation, rail lines border our downtown and target neighborhoods. The factories located along the rail line, then built housing for their workers also immediately adjacent to the rail. The railroads bring with them their own pollution issues from right-of-way contamination (herbicides, pesticides, and petroleum) and diesel emissions, which contain dozens of contaminants, carcinogens, ozone smog-forming compounds, and fine particulate matter. Exposure to fine particles is known to cause asthma attacks, which plagues Bedford's residents (and is discussed further in Section 1.b.iii.) Residents and business located near the tracks are constantly inundated with the noise and vibrations of the railroad. In addition, they live in fear of an explosive derailment such as the one which occurred in neighboring Lynchburg on May 2, 2014, when a train transporting oil derailed in the downtown area sending three cars spilling 30,000 gallons of crude oil into the James River and causing a major fire.

In addition to environmental concerns associated with the rail line, EPA's EnviroFacts mapping tool indicates the presence of nine facilities with toxic releases reporting to the EPA in the target focus area of this project alone. In addition, there are two facilities in the same area with water discharges and 29 facilities with air pollution reporting to the EPA. Environmental records indicate that the highest levels of pollution in the Town and County are located along Routes 460 and 221 (which cross in the center of the Town) due to automobile emissions and a relatively high concentration of emission point sources. Surface water quality in the Bedford area has been degraded by large domestic waste loads from sources in the County and upstream. The Bedford Wastewater Treatment Plant is a major discharger to the Little Otter River, and agricultural lands are a large potential source of non-point pollution. At present, non-point pollution, predominantly from farm run-off, is the greatest concern with respect to surface water quality in Bedford. Farm lot runoff and silt from erosion contribute phosphorous, nitrogen, and organic material to the County's rivers and streams resulting in siltation (Town of Bedford, 2012.)

In 2002, [www.scorecard.goodguide.com](http://www.scorecard.goodguide.com) (the pollution information site) ranked Bedford County among the dirtiest 30% of counties in the country in terms of total environmental releases and among the top 10% of dirtiest counties in the country in terms of air releases of recognized carcinogens, developmental toxicants, and recognized reproductive toxicants. This contamination has been disproportionately leveled on the poorest residents of the county residing nearest the industrial brownfields in the Town of Bedford, such as the former Rubatex Plant which was listed as the #1 polluter in the Town of Bedford in 2002, prior to its closure.

**iii. Cumulative Public Health Impacts:** Bedford County completed a Community Needs Assessment in 2013 to closely examine public and environmental health. The Assessment looked at hospital discharge data for the Town of Bedford, the County of Bedford, and the State of Virginia as a whole for a variety of illnesses. The Prevention Quality Indicator (PQI) for age-adjusted hospital discharge rate per 100,000 individuals shows that overwhelmingly, the Town of Bedford has a higher rate of hospitalizations. The discharge rate for adult asthma is 151.7 in the Town of Bedford, nearly four times that for residents in Bedford County (41.3) and more than double that for residents in the State of Virginia (76.0).<sup>1</sup> Considering the known connection between particulate emission inhalation and asthma, we can reasonably assume Bedford's residents are being negatively impacted by the

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<sup>1</sup> Bedford County Community Needs Assessment, September 2013

railway and air releases in the area. The same health trends continue for a variety of illnesses as shown in the following table:

**Prevention Quality Indicator -  
Age Adjusted Discharge Rates per 100,000**

Age Adjusted Discharge Rate per 100,000	Town of Bedford	Bedford County	Virginia
Adult Asthma	151.7	41.3	76.0
Angina	33.6	2.6	9.6
Bacterial Pneumonia	714.1	106.2	184.5
Pulmonary Disease	426.3	68.2	125.6
Congestive Heart Failure	862.1	132.5	238.1
Diabetes	412.7	68.7	134.0
Hypertension	162.5	132.1	34.6

The blighting conditions of the brownfields close to residential neighborhoods may be contributing to the above documented health problems (specifically diabetes, congestive heart failure, and hypertension) by reinforcing a sedentary lifestyle. When the Town was originally developed, residents could walk to work in neighborhood businesses and industries as well as to neighborhood grocery stores and other service establishments to meet their daily needs. This active lifestyle promoted better health as well as a vibrant, diverse community. The limited employment opportunities and services now available offer limited walking destinations, and the sense of blight and decay leaves residents feeling unsafe to walk long distances. This forces residents to drive outside of the neighborhood for employment, services, recreation, etc., reducing regular physical activity and contributing to poor health.

In addition to hospital data, negative health effects can be seen in the number of low birth weight and infant mortality rate. The percentage of babies born in the Town of Bedford that are considered low birth weight was 24%, triple that of the percentages for the County and State which were both 8%. Similarly, the five-year average infant mortality rate was significantly higher for the Town of Bedford (10%) when compared to Bedford County (4.7%) and the State of Virginia (7.1%). Even more disparaging are statistics that incorporate race. The five-year average infant mortality rate for Black babies born in the Town of Bedford was 21.7% compared to 7.8% for all races.<sup>2</sup> In addition, the EPA has determined low birth weight babies and birth defects are significantly higher for poor populations and that “increased risks for central nervous system defects (including neural tube defects), congenital heart defects, chromosomal anomalies, low birth weight, and small for gestational age were noted in several U.S. and European study populations that lived close to hazardous waste sites.”<sup>3</sup>

In order to reduce these unfavorable health trends, the brownfield sites must be addressed. Unmitigated exposure pathways (as discussed in Section 1.a.iii) can put sensitive populations such as women of child bearing age and children at increased risk to adverse health concerns. Potential exposure pathways that exist in Bedford include inhalation of airborne contaminants from deteriorating building materials (including asbestos), exposures to vapors from contaminated soils or groundwater, and contact exposures from contaminated soils migrating through stormwater runoff, among others. Trespassers or children exploring vacant brownfield properties could be exposed to lingering contaminants in debris, building materials, and site soils. Exposure to these contaminants may result in significant negative health effects such as an increased number of low birth weight babies (lead and other such heavy metals), an increased rate of asthma (inhalation of particulates), and illnesses associated with compromised immune system such as bacterial pneumonia (PAHs).

<sup>2</sup> Bedford County Community Needs Assessment, 2013

<sup>3</sup> <http://cfpub.epa.gov/eroe/index.cfm?fuseaction=detail.viewInd&lv=list.listByAlpha&r=235295&subtop=381>

### c. Financial Need

**i. Economic Conditions:** The Town of Bedford has a limited tax base and a declining population. The small population (6,508), high poverty rate, and extremely low median household income makes it difficult for the Town to fund a brownfields program without additional help. The Town is facing many challenges including continuing issues with the aging infrastructure, a weak and changing economy, and uncertain level of state and local revenues. The uncertain nature of revenue projections, due to the changing tax base, presents significant budgeting challenges. At first glance, the adopted Fiscal Year 2016-2017 General Fund Budget looks promising in that it includes an increase from previous years. However, this increase was a necessity in order to fund required expenses associated with closure of the old town landfill and increased retirement costs for former Town employees. The FY2017 budget reflects only \$85,000 in revenues from personal property taxes, **down 92.5%** from FY 2013-2014 due to changes in the County tax structure and regulations governing how Virginia towns collect taxes. The Town remains hesitant to raise business taxes, to the business tax continues to be set at a flat fee of \$30.00 per annum in the hopes it will encourage businesses to locate and/or stay in the Town to provide much needed employment and services. The Town will leverage this initiative with other resources such as tax incentives to spur private investment necessary to begin a revival of Bedford. As indicated in the previous demographics section (Section 1.a.ii), incomes are low and residents are unable to initiate community investment and brownfields revitalization on their own. With the budget remaining rather stagnant and revenue projections uncertain, Bedford's fiscal capacity to assume initial assessments is limited by other urgent projects.

Rubatex was once a major fixture of Bedford's industrial landscape, employing 1,200 people at its peak. It was just a shadow of its former self when it closed its doors for a short period in 2004. It reopened after being purchased by SEDO Chemical, a German manufacturer, later that year, and employed about 60 people before closing for good in 2010.

**ii. Economic Effects of Brownfields:** Unfortunately, the Rubatex closure and loss of jobs is representative of a larger problem in the manufacturing sector. According to data from the Virginia Employment Commission (November 2016) manufacturing industries accounted for 22% (the highest) of unemployment claims in Bedford, versus less than 2% statewide. This is reflected in the high poverty rate and low income for the Town's residents. With the decline in manufacturing, the brownfield sites (Woolen Mills, Rubatex, Clark & Co., etc.) were created and negatively impacted all the other businesses dependent on those workforces. As jobs disappeared, people no longer frequented the downtown; this was further exacerbated by the growth of big box stores and strip shopping centers found on the outskirts of town and adjacent to the highway bypass, which drew shoppers away from downtown. As downtown vacancies increased, derelict building began to depress the property values of neighboring businesses and houses. As previously noted, Bedford's median home value (\$144,300) is nearly \$100,000 less than the rest of Virginia (\$243,500). These extremely low home values indicate that the market has ignored the neighborhood for years, thus contributing to widespread disinvestment. In addition, job loss results in poverty. The poverty level in Bedford is 135% greater than the County average and 125% greater than the State average. The income per capita in Bedford is 76.5% less than the Virginia average, and the median household income in Bedford is 93.0% less than the Virginia average. Throughout the Town, but especially the target area of this project, brownfield sites have emerged over the years, negatively influencing residents and businesses in a continuing downward economic spiral and limiting access to jobs. Vacant underutilized properties (34 active commercial real estate vacancies) and poverty (conditions of blight) are a mixture sure to result in increased crime. Most recent (2014) crime rate data from law enforcement agencies (neighborhoodscout.com) show the Town's property crime rate (per 1,000 residents) at 56.45 vs. 21.27 for Virginia as a whole. Crimes per square mile are 53 for the Town vs. 20 for Virginia. Costs to secure

vacant properties and increased policing costs are another effect of the many brownfields in the community.

## **2. PROJECT DESCRIPTION AND FEASIBILITY OF SUCCESS**

### **a. Project Description, Timing, and Implementation:**

**i. Project Description and Alignment with Revitalization Plans:** The focus of this assessment project is to provide environmental assessments and cleanup planning to encourage community redevelopment that results in more downtown residential choices and living wage employment. As such, Bedford, Virginia is requesting \$300,000 in assessment funding (\$200,000 for Hazardous Substances and \$100,000 for Petroleum) to perform community-side assessments and redevelopment planning on multiple brownfields throughout the Town with a focus on the Centertown district. Through these efforts, Bedford will enhance human health and the environment as well as the economic vitality of the area. The Town of Bedford Comprehensive Plan (currently being updated) serves as the guiding principle for this project. The Plan identifies five areas for strategic initiatives which includes among others, “promote retail development by making Centertown a preferred choice for working, playing, and living.” Brownfields assessments are critical if the Town is to make substantial progress on this initiative.

Centertown contains a concentration of historic buildings that have been renovated with the assistance of the Virginia Main Street program. Brownfields funding will compliment this effort by providing the environmental assessments and planning resources necessary to continue this work which will inevitably make Bedford a more desirable place to “work, play, and live.” The assessments and cleanup planning will pave the way for new business growth, promote economic revitalization that enhances the quality of life for all residents, and result in an increase to the tax base. Plus, the planned reuse of historic buildings and previous industrial sites promotes the reuse of existing infrastructure, such as roads, rail, water, sewer, and utilities.

The project has been designed to incorporate the seven strategies defined by the EPA to create a healthy, equitable, and sustainable community as follows: 1) Facilitate Meaningful Community Engagement in Planning and Land Use Decisions – involving our stakeholders (neighborhood organizations, local businesses, community at large) at the inception of our brownfields program will ensure properties are being selected and assessed to best meet the affected community’s needs; 2) Promote Public Health and a Clean and Safe Environment – cleaning up lingering environmental contamination on brownfield properties will remove the immediate exposure hazards present to adjacent residents, particularly children with their innate curiosity to explore and play; 3) Strengthen Existing Communities – investing funds in Centertown and the existing community rather than utilizing greenspace on the outskirts of town will improve the quality of life for those living within the communities as well as greatly improving their individual sense of place; 4) Provide Housing Choices – improving the community will allow property values to rise and home ownership to increase, directly combatting the high level of rental homes (46%) in Bedford, 5) Provide Transportation Options – improving walkability from residences to jobs, services, shopping, and recreation will recall an era long ago; however, now we will plan our town without the associated industries and environmental concerns; 6) Improve Access to Opportunities and Daily Necessities – as property values rise and home ownership increases, we anticipate an improvement in our schools and educational opportunities; and 7) Preserve and Build on the Features that Make a Community Distinctive – including the community in the decision making process from the program’s inception will ensure the physical and cultural assets remain in place. With funding from the brownfields program, Bedford will be able to implement these strategies, thereby reducing urban flight and suburban sprawl and their respective adverse environmental, social, and environmental justice impacts.

As part of this initiative, we will conduct Phase I and Phase II Environmental Site Assessments

(ESAs) on key brownfield sites that are identified and determined as priorities through a community-oriented inventory and planning process. Cleanup and redevelopment planning will be conducted for sites requiring cleanup activities. We will garner widespread community involvement by conducting extensive public outreach to engage area residents, businesses, and other stakeholders. We will manage the grant using an in-kind contribution of our own personnel to ensure that as much of the grant funding as possible will be dedicated to the initiative's four primary tasks: 1) Site Assessment, 2) Remediation/Reuse Planning, 3) Community Outreach, and 4) Programmatic Support.

**ii. Timing and Implementation:** The assessment grant will be managed from the Town's Administration Department, and Mr. Bart Warner, the Assistant Town Manager, will serve as the project manager for this project and will be responsible for leading each of the tasks and the overall grant administration to complete the project within three years, if not before.

a) **Contractor Procurement:** Given the technical nature of the project and a state-funded brownfield project, the Town released a Request for Qualifications for brownfield consulting services in October 2015. The Town subsequently ranked the responses in full compliance with state and federal guidelines (2 C.F.R. 200 and EPA's rule at 2 C.F.R. 1500) and entered into a master services agreement with the top-ranked firm. Upon grant award, the Town will negotiate a task order with the firm to have the project team in place and ready to begin work on October 1, 2017.

b) **Site Inventory and Prioritization:** In preparation for this grant application and as part of the ongoing revitalization effort, we engaged our project partners to brainstorm potential properties and develop the site inventory. Once the project is underway, the Brownfields Advisory Committee (BAC) will continue to develop the site inventory and will meet quarterly to prioritize the sites. The BAC will formalize the prioritization criteria, but the initial criteria includes the threat to human health and/or the environment, the relevance to revitalization efforts and focus areas, current ownership and their willingness to participate and/or potentially split-fund the assessment, the future development strategy, and the impact on the community.

c) **Site Access:** The Town has already begun securing site access for assessments. Several of the high priority sites are currently marketed for sale, and the potential benefits of the assessment grant has piqued the interest of several owners. The Town will continue to take a proactive approach by identifying property owners that are interested in selling their property (owners who are more likely to participate and properties that are more likely to be redeveloped) and educating them on the benefits of the program. Our preliminary inventory indicates we have more properties in need of assessment than the budget will likely fund. Therefore, if a property owner declines to participate, the Town will move on to the next highest priority site on the list. In addition, the Town already has access to the former middle school property, so assessments may begin at this site immediately upon receipt of grant funds.

## **b. Task Description and Budget Table:**

**i. Task Description:** The Town of Bedford is seeking funding in the amount of \$200,000 for properties with potential hazardous substance contamination and \$100,000 for properties with potential petroleum contamination. Funding will be used for site assessment, remediation/reuse planning, community outreach, and programmatic support. The Town has already selected an experience brownfield consultant to provide the programmatic and technical support required under these tasks (contractual costs). The Town followed the procedures detailed in 2 CFR 200 and EPA's rule at 2 CFR 1500 to procure the consultant. Our Project Manager will lead the project team (town staff and consultants) and be substantially involved in the execution and oversight of all the project tasks. However, the Town is not requesting funds for Personnel costs; rather, the Town will consider

staff time and effort as in-kind leveraging for the project. Estimated costs are based on discussions with our consultant and the expenses being incurred by other EPA Brownfield grantees in the region.

*Task 1 - Site Assessment* – Conduct Environmental Site Assessment activities (ESAs) at selected sites: 10 ASTM-AAI compliant Phase I's @ \$3,500 each for a total of \$35,000 (6 hazardous substances for \$21,000 and 4 petroleum or \$14,000); 1 Generic Quality Assurance Project Plan (QAPP) @ \$4,000, 6 Site Specific (SS)-QAPPs @ \$3,500 each for a total of \$21,000 (3 hazardous substances for \$10,500 and 3 petroleum for \$10,500); 3 hazardous substances Phase II's @ an average of \$37,500 each for a total of \$112,500 and 3 petroleum Phase II's @ an average of \$17,000 each for a total of \$51,000. Phase II ESA cost will vary due to the complexity of the site and the type of contaminant. Five (5) Asbestos and Lead Based Paint surveys will also be conducted @ \$2,900 each to support existing building demolition or renovation activities on brownfields properties for a total of \$14,500 in hazardous substance funding. Assessment total: \$238,000 (\$160,500 for hazardous substances and \$77,500 for petroleum).

*Task 2 - Remediation/Reuse Planning* – Develop site appropriate remediation and/or reuse plans to reduce risks to health & environment for selected sites. Community vision & goals will be considered in town-wide remediation/reuse planning. 5 Analysis for Brownfields Cleanup Alternatives (ABCAs) or reuse plans @ \$5,500 for a total of \$27,500 (3 hazardous substances for \$16,500 and 2 petroleum for \$11,000).

*Task 3 - Community Outreach* – Develop/maintain strategic partnerships and create a Community Involvement Plan; disseminate information/comments to/from community & stakeholders, host community meetings. \$6,000 in travel funds is budgeted to supplement travel funds from other sources; attendance at national and regional brownfields-related training conferences/workshops is planned. \$2,500 is budgeted for printing. \$15,000 is budgeted for hosting community-wide meetings, focus groups, charrettes, & visioning sessions – totaling \$22,500. (\$15,500 hazardous substances and \$8,000 petroleum).

*Task 4 - Programmatic Support* – The Town will directly oversee grant implementation and administration and, as necessary and in support of its activities, but will secure contractual support to ensure effective and efficient project management and compliance with EPA cooperative agreement terms & conditions. With contractor assistance the Town will complete EPA quarterly reports, MBE/WBE forms, & EPA ACRES database and other programmatic support with contractor assistance while providing oversight and review of the programmatic grant elements. \$11,000 is budgeted for contractual program support (\$7,500 hazardous substances and \$3,500 petroleum).

## ii. Budget Table

Budget	Site Assessments	Remediation/ Reuse Plan	Community Outreach	Programmatic Support	Total
<b>Hazardous Substances</b>					
Travel	0	0	\$4,000	0	\$4,000
Supplies	0	0	\$1,500	0	\$1,500
Contractual	\$160,500	\$16,500	\$10,000	\$7,500	\$194,500
<b>Total</b>	<b>\$160,500</b>	<b>\$16,500</b>	<b>\$15,500</b>	<b>\$7,500</b>	<b>\$200,000</b>
<b>Petroleum Products</b>					
Travel	0	0	\$2,000	0	\$2,000
Supplies	0	0	\$1,000	0	\$1,000
Contractual	\$77,500	\$11,000	\$5,000	\$3,500	\$97,000
<b>Total</b>	<b>\$77,500</b>	<b>\$11,000</b>	<b>\$8,000</b>	<b>\$3,500</b>	<b>\$100,000</b>
<b>Grand Total</b>	<b>\$238,000</b>	<b>\$27,500</b>	<b>\$22,500</b>	<b>\$11,000</b>	<b>\$300,000</b>

**c. Ability to Leverage:** We will leverage all available funding sources to increase the likelihood of successful redevelopment. The Virginia Brownfields Restoration and Economic Redevelopment

Assistance Fund (VBAF), open to towns and municipalities, is used to promote the restoration and redevelopment of brownfield sites and to address environmental problems or obstacles to reuse so that these properties can be effectively marketed to new economic development prospects. Proceeds are distributed in the form of VBAF Grants awarded by the Virginia Economic Development Partnership (VEDP) in consultation with the Virginia Department of Environmental Quality (DEQ) and based upon the policies and procedures set forth in the VBAF Program Guidelines. VBAF Grants may be requested in amounts up to \$50,000 with a required 100% local match. VBAF Grant proceeds may be used to pay the costs associated with restoration and redevelopment including: environmental and cultural resource site assessments; remediation to remove hazardous substances or wastes and solid wastes; removal of human remains, appropriate and necessary treatment of graves and significant archaeological resources, or stabilization or restoration of structures listed on or eligible for the Virginia Historic Landmarks Register; demolition and removal of existing structures, or other site work necessary to make a site or real property usable for new economic development; and development of a remediation and reuse plan. The Town will **leverage the firm commitment of \$79,000** from a recently awarded \$39,000 VBAF grant and a \$39,000 match from the Town to begin the assessment and reuse planning for the Bedford Middle School complex, one of the high-priority, targeted brownfield properties. The award letter is attached. Additional VBAF funds may be sought to complement efforts at other brownfield sites.

In addition to the VBAF funding, the Virginia Department of Housing and Community Development (DHCD) Industrial Revitalization Fund (IRF) leverages local and private resources to achieve market-driven redevelopment of vacant and deteriorated industrial and commercial properties. The program is targeted toward vacant non-residential structures whose poor condition creates physical and economic blight to the surrounding area in which the structure is located. Recently, the Town partnered with the Bedford County Economic Development Authority (EDA) and a private developer to use the IRF to provide \$1.8 million in funding (1/3 loan, 1/3 grant, and 1/3 private investment) to redevelop the former power plant for the Woolen Mills into a craft brewery. The Town will leverage this funding to assist with the redevelopment of the rest of the Woolen Mills property and will pursue additional IRF funding for future projects, as needed. The support letter from the EDA documents this **firm commitment of leveraged funding**.

The Virginia Main Street program remains committed to downtown revitalization and has resulted in millions of dollars being invested in ongoing renovation and rehabilitation projects in Historic Centertown. In 2015, Bedford was also awarded an extension of its Virginia Enterprise Zone designation, which provides State and local incentives for investment in Centertown, the older manufacturing buildings, and the Bedford Center for Business. State Enterprise Zone grants provide money as a reward for physical improvements to property, and in the case of manufacturing, grants for job creation above four employees. The Enterprise Zone award letter documenting this **firm commitment of leveraged funding** is attached. Bedford also has a successful history of Community Development Block Grant (CDBG) funding that will be considered for additional applications. Although the rehabilitation of affordable housing has traditionally been the largest single use of CDBG funds, the program is an important catalyst for activities that expand job and business opportunities for lower income persons and neighborhoods. Based on current income levels and needs in Centertown, CDBG funds can be implemented to encourage revitalization upon completion of assessments and planning activities.

Supplemental funds will also be sought through other federal, state, and local sources, such as the VEDP mentioned above and the Virginia Department of Transportation (VDOT) for transportation enhancements intended to improve walkability. The Town will also work in partnership with property owners and the development community for future reuse or redevelopment of key properties. It is anticipated that the properties assessed through this grant will eventually generate tax

revenue for ongoing property maintenance or monitoring activities that may be necessary as a result of the environmental assessments conducted.

### 3. COMMUNITY ENGAGEMENT AND PARTNERSHIPS

#### a. Engaging the Community

**i. Community Involvement Plan:** Bedford excels at community involvement. Bedford Main Street, Inc. is one of 26 Designated Virginia Main Street Communities and a member of the National Main Street organization. Achieving the Main Street designation required the same type of collaborative community effort that will be needed for this project. As such, Bedford Main Street will be a key partner on this brownfields effort. The entire team is comprised of a group of citizens, property owners, and business owners who, along with Town Council members and Town staff, are working to improve and revitalize the Centertown district. A Community Involvement Plan will be developed to ensure the residents and other stakeholders are informed of the assessment/cleanup planning process and involved in key decisions. The Town will form a Brownfields Advisory Committee (BAC), comprised of some of those same volunteers for the Main Street program but also other stakeholders as well. The BAC will be the main conduit for community outreach activities, including continuing to build site inventory, assisting with site prioritization, reaching out to property owners and developers, communicating project updates, and soliciting input from their represented community/organization. Meetings will be held at least quarterly to allow the BAC to work closely with community stakeholders and meet the following community involvement goals: Assist the public in understanding the decision-making process during project design and cleanup and the community's role in that process; Give the public accessible, accurate, timely and understandable information about the project as it moves forward; Ensure adequate time and opportunity for the community to provide informed and meaningful participation and for that input to be considered; Reflect community concerns, questions and information needs; and, Respect and fully consider public input throughout the process as the project moves forward.

**ii. Communicating Progress:** The Bedford Town Council meets every 2<sup>nd</sup> and 4<sup>th</sup> Tuesday of the month at 7:00 pm. Council meetings are open to the public unless a closed session is advertised in advance. The Town of Bedford Planning Commission meets on the first Thursday of every month. Both forums will be used to keep the public informed and to solicit input and participation in project activities. BAC members and Town staff will also reach out to stakeholder groups and community based organizations to present information at their regularly scheduled meetings. All BAC meetings will be open to the public and any interested parties will be invited to attend.

A project brochure will be developed with information about the program and how to get involved. The brochure will be distributed to stakeholder groups and be placed in highly visible public spaces, such as town hall, the library, and in downtown businesses. The Bedford Area Chamber of Commerce has an extremely up-to-date and well-utilized website that will be another key conduit of information sharing. Besides the Chamber site, the Town will utilize their web presence and social media (Facebook) to share information throughout the community. Further, the Town will provide updates and articles for the print mediums *The Roanoke Times* and the *Bedford Bulletin*. Bedford also has a small non-English speaking population (less than 4%), so translators will be utilized when necessary. We have found through experience (such as the current effort to update to the Comprehensive Plan) that by using these various means of communication we can successfully reach and engage residents in our small community.

#### b. Partnerships with Government Agencies

**i. Local/State/Tribal Environmental Authority:** Bedford has maintained a strong working relationship with the Virginia DEQ for years, as the recent award of the VBAF grant demonstrates.

Therefore, DEQ will also be an essential partner in this project. DEQ will be requested to review brownfield properties for grant eligibility and will provide essential guidance and oversight related to regulatory and cleanup standards. In addition, DEQ administers the state's Voluntary Remediation Program (VRP) to take advantage of liability protections and tax credits. Some sites may be enrolled in the VRP as appropriate. Compliance with Virginia's VRP helps assure protection of public health and the environment during remediation and/or redevelopment of brownfields in Virginia. The VRP requires any reuse of the property to protect human health and prevent migration of contamination. It also provides guidance for protecting public health and the environment through use of engineering controls, which can be incorporated into redevelopment planning. DEQ will be asked to review and comment on site cleanup plans prior to implementation to assure conformance with VRP.

**ii. Other Relevant Governmental Partnerships:** The Virginia Department of Health is comprised of Local Health Districts; the Central Virginia Health District includes the Bedford County Health Department which is located in the Town of Bedford and will be an asset to this project. Both the local and state health departments will be involved in environmental health and brownfield redevelopment issues in the Town. The local health department has been actively involved in education/notification, testing, and monitoring and exposure evaluations related to local environmental issues. Both health departments, along with DEQ, have been involved with evaluating and mapping contamination, including contaminated private wells that are in close proximity to brownfield sites.

Participating state and federal agencies include the EPA and the US Departments of Agriculture, Transportation, Housing & Urban Development; Economic Development Administration, and the Governor's Office of Tourism, Trade and Economic Development. Respectively, these agencies will act as a funding source; in an advisory capacity; implementation assistance; guidance on additional/leveraged funding sources; environmental regulations and compliance; coordination to reduce duplication of efforts and ensure potential replication at other brownfields sites. As specific examples, EPA will provide the funding and oversight for grant activities, HUD will provide CDBG funding for façade grants and housing upgraded, DOT may provide funding for streetscaping, and the Virginia DHCD will provide access to the Industrial Revitalization Fund.

### c. Partnerships with Community Organizations

**i. Community Organization Description & Role:** Provided below is a list of Community-based Organizations that support and are involved in the project.

Community Group	Mission Statement	Support for the Brownfield Project
Bedford Main Street, Inc.	A non-profit organization working to preserve and revitalize Historic Centertown	Support efforts to redevelop brownfields particularly in the downtown.
Bedford Area Chamber of Commerce	An organization of business and community leaders working to improve the economic vitality of our community	Support the attraction new businesses and encourage the redevelopment of unused properties. Will serve on advisory committee.
Rotary Club of Bedford	"Service Above Self" – members enjoy fellowship, learn from programs by informed speakers, and serve	Assist in disseminating information about the project and invite as guest speaker for regular meeting. Will serve on advisory committee.
Bedford Community Health Foundation	A foundation to make Bedford one of the healthiest towns in VA and to promote healthy lifestyles.	Encourage the redevelopment of properties
Region 2000 Partnership	A regional partnership dedicated to innovation, collaboration, and economic growth	Assist in encouraging the rehabilitation of vacant, underutilized buildings and the revitalization of blighted and downtown areas.
Economic Development Authority	An organization with the mission to foster economic development	Provide support to economic development efforts.

ii. **Letters of Commitment:** Letters of support and commitment are attached.

**d. Partnerships with Workforce Development Programs:** Redevelopment of brownfields in the target area and surrounding areas with mixed-use commercial/residential developments will create job opportunities for local residents. There is no local job training grantee in Bedford County; the project team will, therefore, work closely with the area's four Workforce Development Programs to keep them updated on potential workforce needs in brownfields redevelopment. These include the Lynchburg Workforce Center, the Region 2000 Career Center, the Virginia Workforce Center in South Hill, and the Workforce Information Center in Crewe. We will also partner with the Bedford One Program which links high school students with local businesses based on their career interests. This partnership between the Bedford County Office of Economic Development, Bedford County Public Schools, and area businesses has been successful with more than 1,500 students visiting more than 50 businesses since its inception. In addition, the Town will encourage their consultant and any contractor working on the assessment, cleanup, or redevelopment of any brownfield site, whether under this project or not, to contact the workforce centers for any hiring needs and to source from local businesses when efficient and economical.

#### **4. PROJECT BENEFITS**

**a. Welfare, Environmental, and Public Health Benefits:** Addressing contaminated sites as part of the revitalization effort in Centertown will have a direct benefit for public health by taking the first steps (assessment and cleanup planning) to deal with wind-blown contaminated surface soils and dust, direct exposure to contaminants and/or sediment carried from occasional occupants or trespassers, or migration of contaminants from the sites onto adjacent properties or waterways through storm water runoff. Potential health-related impacts of exposure to these contaminants (such as low birth-weight babies, asthma, and cancer) will be reduced. By properly redeveloping sites, these issues can be mitigated. Access to safe housing will also be improved as contaminants in close proximity to residential areas are assessed and plans made for remediation.

From a social welfare perspective, proper redevelopment of brownfields can reverse blighted effects that caused more affluent residents and businesses to relocate. Reinvestment will increase property values and lead to a more diverse and stable neighborhood. Good quality infill will remove blighted areas that have created perceptions of safety problems. Hopefully crime, particularly property crime, will decrease. With safety concerns reduced, residents will be more likely to walk to new businesses and other parts of their neighborhoods. This more active lifestyle is a critical public health benefit. Social benefits will then be realized as these properties gain productive reuse, including local employment opportunities, strengthen disadvantaged and blighted neighborhoods by addressing longstanding contamination issues and creating the opportunity for the growth of new businesses in the community. Employment during cleanup and new business creation both have the potential to bring employer health insurance to an underinsured population.

The environmental benefits from an EPA brownfields assessment grant are clear and well-documented. Properties will be assessed to determine their risk of contamination during a Phase I ESA. If deemed necessary, a Phase II ESA will be conducted that will determine the lateral and vertical extent of any contamination on-site. Once completed, remediation and redevelopment planning can begin. Many of the proposed brownfield sites in and adjacent to Centertown are former manufacturing facilities that may have contributed to soil, groundwater, surface water, and/or air pollution. Potential contaminants on these sites include petroleum hydrocarbons, volatile and semi-volatile organic compounds, PCBs, heavy metals, asbestos, and lead. Assessment and remediation planning will begin controlling exposures to this contamination. This will help improve the air, soil, groundwater and surface water throughout Bedford. The following additional environmental outcomes are anticipated as these properties are put back to viable reuse: reducing stormwater runoff by reclaiming impervious

surfaces on brownfield sites; creating dense, walkable, mixed-use redevelopments reduces auto-dependence, air emissions, and fuel consumption; reducing development pressure on nearby green space that reduces suburban sprawl and environmental degradation; and increasing tree canopy to reduce urban heat island effects and absorb carbon dioxide.

**b. Economic and Community Benefits:** There are clear economic benefits to revitalization. Bedford and its associated Main Street designation are strongly tied to the commercial and retail industry. An emphasis on historic preservation and design guidelines has potential benefits of an increased tax base, cultural tourism, and neighborhood and downtown revitalization. Recent research from North Carolina found that for every unit of housing added to a downtown, between \$7,000-\$9,000 of investments downtown are generated in spending by just that one resident (Downtown Idea Exchange, January 2015). Brownfield redevelopment in the downtown core would also improve property values in the surrounding neighborhoods, which as stated earlier, are among Virginia and the Nation's lowest. The Bedford Lofts project demonstrates that a local demand and need exists for quality downtown residential opportunities. Located in one of the former industrial buildings of the Old Cark & Co Tobacco complex, this 32-unit high-end apartment loft complex was recently completed and has an almost 90% occupancy rate. The assessed tax value of the property increased from \$171,100 to \$968,500, resulting in more than a 560% increase in property tax revenues from the former brownfield property. Furthermore, the redevelopment provides new residents within walking distance of Centertown businesses and is spurring more redevelopments. Just around the corner, an old gas station was recently redeveloped into a fast-casual Mexican restaurant. Next door, \$1.8 million is being invested to redevelop the former power plant at the Woolen Mills property into a craft brewery that will also create 13 new jobs in the area. These projects demonstrate the economic benefits of brownfields redevelopment for the target community. Therefore, the Town will continue to leverage the success of these projects to further encourage residential/retail conversion in this area.

## **5. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

**a. Audit Findings:** The Town of Bedford has received no adverse audit findings.

**b. Programmatic Capability:** The Brownfields Coordinator for this assessment project will be Mr. Bart Warner, Assistant Town Manager. He will be overseen and assisted by Town Manager Charles Kolakowski. Although Bedford is small, the Town has been successful in managing both state and federal grants in the past. These grants are vital to the Town's survival and successful management of awards is a top priority to staff. In order to ensure the highest caliber of expertise available and maximize the success of its program, Bedford has already selected a qualified consulting and engineering firm to carry out specific technical tasks for this proposed brownfield grant. The competitive procurement process was fully consistent with federal procurement requirements, 2 C.F.R. 200 and EPA's rule at 2 C.F.R. 1500. Upon grant award, a task order will be negotiated with the consultant to complete the project tasks. Mr. Warner will directly oversee the consultant and provide the strategic direction for this project. He will ensure the completion of all technical, administrative, and financial (with Financial Department staff) requirements of the project in accordance with the approved work plan and the grant's terms and conditions. The selected consulting firm has federal brownfields grant administration experience and will work with Town staff to maintain a tight-knit relationship with the local government and community members for the entire three-year period of funding. The Town has systems in place to replace key staff, if needed, and to procure additional consulting/contractor services.

**c. Measuring Environmental Results: Anticipated Outputs/Outcomes:** The project team and BAC will meet quarterly to track the project's progress in fulfilling its scope of work, goals, and objectives. Each Quarterly Report will also include an update of project expenditures and track

activities and expenses against the project's schedule. Corrective action and work plan modification requests will be identified as appropriate. Specific performance metrics detailed in the Work Plan will be used to summarize project accomplishments. The project team will also invite the EPA Project Officer to participate in the quarterly meetings via conference call to review progress and address any issues. Additionally, site-specific information will be routinely entered and tracked in the online Assessment Cleanup and Redevelopment Exchange System (ACRES) database.

Task	Output Measurement	Outcome Measurement
<b>Task 1 – Site Assessments</b>	# of Phase I Assessments # of Phase II Assessments (QAPP, SAP, Phase II Report) # of ACM Surveys	# and Acres of Property Assessed # and Acres of Property Surveyed # and Acres of Property Assessed
<b>Task 2 – Remediation/ Reuse Planning</b>	# of ABCAs # of Redevelopment Plans	Acres Ready for Reuse Dollars Leveraged in the Redevelopment Jobs Leveraged and/or Created Tax Impact of Redeveloped Properties
<b>Task 3 – Community Outreach</b>	# of BAC Meetings # of Public Meetings Quantity of Outreach Materials Distributed # of Public Announcements Printed/Aired	# of Attendees at Meetings # of Attendees at Meetings # of Public Inquiries Received Circulation
<b>Task 4 – Programmatic Support</b>	# of Quarterly Reports # of DBE & Financial Status Reports # of Entries in ACRES	Documented Project Progress Compliant Use of Federal Funds Documented Accomplishments

**d. Past Performance and Accomplishments:**

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

1. Purpose and Accomplishments: We have successfully been awarded and subsequently managed numerous other state and federal grants in the past. The following table identifies five of its most recently awarded grants.

Assistance Program	Awarding Agency	Awarded Amount	Date Awarded	Grant Accomplishments
Transportation Enhancement, Phase I	VDOT/FHWA	\$543,085	3/13/07	Installed wayfinding signs within the Town
Transportation Enhancement, Phase II	VDOT/FHWA	\$388,674	3/13/07	Replacing sidewalks and retaining wall, adding ADA ramps, and repairing/upgrading Town Plaza
Southern Rivers Watershed Enhancement	DHCD	\$334,320	2/22/10	Replaced aging sewer infrastructure
Revenue-Sharing	VDOT	\$238,711	11/3/11	Relocation of Ole Turnpike Drive for safety reasons
VA Main Street	DHCD	\$25,000	2/15/12	Constructed sidewalk for safer access to Centertown, upgraded storm drainage system on Jackson Street

2. Compliance with Grant Requirements: The Town of Bedford has an exemplary track record for successful implementation and completion of grant projects, and is knowledgeable regarding the requirements of federal grants. For the projects listed above, the Town complied with work plans, schedules, and all terms and conditions; expected outcomes were achieved; and the grants were successfully implemented in a timely manner. The Town is audited annually, and there have been no adverse findings by independent auditors or federal grantors with regards to performance, reporting or accounting practices. While a small rural community, Bedford is a practiced, responsible steward of the federal and state grant funds it has received.

## Regional Priorities Form/Other Factors Checklist

Name of Applicant: **Town of Bedford, Virginia**

### Regional Priorities Other Factor

Regional Priority Title(s): **Coordinated Public Funding for Brownfields**

Page Number(s): **Pages 9-10**

### Assessment Other Factors Checklist

Other Factor	Page #
<i>None of the Other Factors Apply</i>	
Community Population is 10,000 or less	Page 2
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Target brownfield sites are impacted by mine-scarred land.	
Project is primarily focusing on Phase II assessments.	
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	Pages 9-10
Recent natural disaster(s) (2012 or later) occurred within community, causing significant community economic and environmental distress.	
Recent (2008 or later) significant economic disruption has occurred within the community, resulting in a significant percentage loss of community jobs and tax base.	Page 6
Applicant is one of the 24 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, <b>applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and Brownfield activities. Additionally, applicants must attach documentation</b> which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient's IMCP proposal which lists/describes the core partners and implementation strategy parties.	
Applicant is 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 PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, <b>applicant must attach documentation.</b>	
Applicant is a recipient of an EPA Brownfields Area-Wide Planning Grant.	



# COMMONWEALTH of VIRGINIA

## DEPARTMENT OF ENVIRONMENTAL QUALITY

Street address: 629 East Main Street, Richmond, Virginia 23219

Mailing address: P.O. Box 1105, Richmond, Virginia 23218

[www.deq.virginia.gov](http://www.deq.virginia.gov)

Molly Joseph Ward  
Secretary of Natural Resources

David K. Paylor  
Director

(804) 698-4000  
1-800-592-5482

November 14, 2016

Charles Kolakowski  
Town Manager  
The Town of Bedford  
215 East Main Street  
Bedford, VA 24523

Subject: Acknowledgement and Support  
FY 2017 Brownfields Assessment Grant Proposal  
Town of Bedford  
Community Wide Hazardous and Petroleum Assessment Grant

Dear Mr. Kolakowski:

The Virginia Department of Environmental Quality (DEQ) is in receipt of your request for support to the above referenced Brownfields Grant application. The request will be for a community-wide EPA Brownfields Assessment grant for the Town of Bedford. As you are aware I have worked with the Town on projects in the past and the DEQ is pleased to add our support for the subject EPA grant proposal.

It is our understanding the Town will be focusing on the former industrial corridor along the railroad tracks just north of the downtown area, where some redevelopment has already begun with the Waukeshaw's Bedford Lofts project, as well as other areas around the downtown. Key sites already identified include the former Woolen Mills building, former RubaTex Warehouse, and the former Bedford Middle School buildings. The grant will enable the Town to further encourage the redevelopment of these properties to support the revitalization of the Centertown district. Bedford has also been awarded funding from the Virginia Brownfields Assistance Fund (VBAF) to support and strengthen this proposal.

DEQ realizes these grant funds are absolutely critical to moving sites forward and encouraging redevelopment in the Town of Bedford. Identification, assessment, and cleanup of brownfield sites in the Town will greatly benefit economic development of the area and help protect human health and the environment. The DEQ Brownfields Program is pleased to provide

Acknowledgement and Support  
FY 2017 Brownfields Assessment Grant Proposal  
Town of Bedford  
November 14, 2016

our support for this grant proposal and feels that if successful the grant funds would play a vital role in continuing the revitalization and redevelopment efforts already underway.

It is our sincere hope that the subject proposal will be successful and the Town of Bedford will be able to leverage the funds to stimulate economic development and revitalization within the community. I look forward to working with your staff. If I can be of further assistance please don't hesitate to call me at (804) 698-4179 or Vince Maiden at (804) 398-4064.

Sincerely,



J. Meade R. Anderson, CPG  
Brownfield & VRP Program Manager

ec: Beth Lohman – DEQ-BRRO  
Vince Maiden – DEQ - CO  
Joseph Morici – Cardno

## **Documentation of Leveraging**

**VIRGINIA BROWNFIELDS RESTORATION AND ECONOMIC  
REDEVELOPMENT ASSISTANCE FUND PROGRAM**

**SITE ASSESSMENT AND PLANNING GRANT**

**PERFORMANCE AGREEMENT**

This **PERFORMANCE AGREEMENT** made and entered this \_\_\_\_ day of November, 2016, by and between the **VIRGINIA ECONOMIC DEVELOPMENT PARTNERSHIP AUTHORITY** (“VEDP”), a political subdivision of the Commonwealth of Virginia (the “Commonwealth”) and the **TOWN OF BEDFORD, VIRGINIA** (the “Grantee”), a political subdivision of the Commonwealth.

WITNESSETH:

WHEREAS, the Virginia Brownfields Restoration and Economic Redevelopment Assistance Fund (the “VBAF”) was established pursuant to § 10.1-1237 of the Code of Virginia of 1950, as amended (the “Virginia Code”), to promote the restoration and redevelopment of brownfield sites in the Commonwealth and to address environmental problems or obstacles to reuse so that such sites can be effectively marketed to new economic development prospects;

WHEREAS, the VBAF is administered by the Virginia Resources Authority (“VRA”), and VEDP directs the distribution of grants from the VBAF;

WHEREAS, VEDP, in consultation with the Virginia Department of Environmental Quality (“DEQ”), has established guidelines for the awarding of Site Assessment and Planning Grants from the VBAF;

WHEREAS, VEDP, in consultation with DEQ, has approved an application submitted by the Grantee for a Phase I Environmental Site Assessment (“ESA”), a Phase II ESA, lead-based paint survey, asbestos-containing-material survey, structural assessment, remediation and reuse plans, and related activities (the “Project”) at Bedford Middle School in Bedford, Virginia (the “Site”);

WHEREAS, VEDP, in consultation with DEQ and based upon the VBAF priorities, has awarded a Site Assessment and Planning Grant in the amount of \$39,000 (the “Grant”) to the Grantee for the Project;

WHEREAS, VEDP and the Grantee desire to set forth their understanding and agreement as to the payout of the Grant, the use of the Grant proceeds, the obligations of the Grantee, and the repayment by the Grantee of all or part of the Grant under certain circumstances; and

WHEREAS, the restoration and redevelopment of brownfield sites and addressing environmental problems or obstacles to reuse constitutes a valid public purpose for the expenditure of public funds and is the animating purpose in making the Grant:

NOW, THEREFORE, in consideration of the foregoing, the mutual benefits, promises and undertakings of the parties to this Agreement, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties covenant and agree as follows.

**Section 1. Definitions**

For the purposes of this Agreement, the following terms shall have the following definitions:

“Investment” means expenditures by or on behalf of the Grantee associated with the Project, including the Grant proceeds and the Local Match.

“Investment Schedule” means the timetable of the Investment.

“Local Match” means the required one-to-one match by the Grantee of the amount of the Grant from public and/or private sources in either cash or documented reasonable and necessary costs associated with the Project.

“Performance Date” means July 1, 2017, which is the date by which the Grantee expects to have completed the Project. If VEDP, in consultation with DEQ, deems that good faith and reasonable efforts have been made and are being made by the Grantee to complete the Project, the Performance Date may be extended by up to 15 months and the date to which the Performance Date has been extended shall be the “Performance Date” for the purposes of this Agreement.

**Section 2. Disbursement of Grant; Use of Grant Proceeds.**

(a) *Disbursement:* The Grant will be paid to the Grantee in one payment of \$39,000. Promptly upon the execution and delivery of this Agreement by the Grantee, VEDP will forward to VRA a copy of this Agreement, together with a direction to disburse \$39,000 to the Grantee.

(b) *Use of Grant Proceeds:* The Grantee will expend the proceeds of the Grant only as permitted by § 10.1-1237 of the Virginia Code and as part of the Investment and on the Investment Schedule, as both are set forth on Exhibit A hereto.

**Section 3. Investment and Investment Schedule.**

(a) *Investment:* The Grantee is expected to make the Investment and to complete the Project on or before the Performance Date. As the Project is undertaken, adjustments to the Investment may be needed. Except for *de minimis* adjustments (adjustments impacting, in the aggregate, less than 10% of the Grant proceeds), adjustments to the Investment require the prior written approval of VEDP and must be reflected on a revised Exhibit A provided to VEDP.

(b) *Investment Schedule*: Investment is expected to be made on the Investment Schedule, but no later than the Performance Date. If adjustments to the Investment Schedule are needed, such adjustments do not require prior written approval from VEDP, but must be reflected on a revised Exhibit A provided to VEDP.

(c) *Supplemental Grant*: If the Investment proves insufficient to allow the Grantee to complete the Project or other associated work identified through the results of the Project, a supplement grant in an amount of up to 20% of the Site Assessment and Planning Grant may be awarded if that additional amount, plus other identified funds, will be sufficient to allow completion and if monies are available from the VBAF. If such supplemental Site Assessment and Planning Grant is awarded, the Grantee must provide an additional Local Match.

#### **Section 4. Local Match.**

Evidence provided by the Grantee to VEDP demonstrates that the Grantee will make the Local Match on or before the Performance Date.

#### **Section 5. Reporting.**

(a) *Grant Report*: The Grantee may provide a written detailed report reasonably satisfactory to VEDP and DEQ indicating that the Grant proceeds have been expended and the Local Match has been made (“Grant Report”) at any time prior to the Performance Date. The Grantee must provide the Grant Report no later than September 1, 2017.

The Grant Report must include:

- (i) a brief summary of the outcome of the Project;
- (ii) whether or not the Site may be effectively marketed to new economic development prospects;
- (iii) any adjustments made to the Investment and Investment Schedule;
- (iv) if the Site was not enrolled in the Virginia Voluntary Remediation Program (“VRP”), certification that Project has met remediation and risk standards of care for reuse of the Site and that the Grantee will maintain all records for facilitating potential future brownfields revitalization of the Site, to demonstrate appropriate care, and to facilitate potential future VRP enrollment if necessary; and
- (v) statement that data collected reflects certification by the Virginia Environmental Laboratory Accreditation Program (“VELAP”).

(b) *Status Report*: The Grantee must provide a written detailed report reasonably satisfactory to VEDP providing an update on the Site including whether the Site was successfully marketed to a new economic development prospect and the Project generated any additional

private investment and job creation, at such other time as VEDP and DEQ may require, including after the Performance Date.

(d) *Costs of Reporting:* The cost of reporting will be borne by the Grantee.

**Section 5. Repayment Obligations.**

(a) *If Investment is Less than Expected:* If the Grant Report indicates that the Grantee was able to complete the Project for less than the expected Investment, such that the amount of the Grant proceeds exceeds the Local Match or the Grantee will not need all of the Grant proceeds previously disbursed to the Grantee, the Grantee must repay to VEDP an amount equal to the excess amount or the amount of the Grant proceeds no longer required.

(b) *If Grant Proceeds are Misspent:* If the Grant Report indicates, or any evidence gathered by VEDP reveals, that any Grant proceeds have been expended on anything other than the expected Investment, the Grantee must repay to VEDP the amount so misspent.

(c) *Failure to Complete by Performance Date:* To the extent that the Grant proceeds are not expended by the Performance Date or if the Performance Date is not extended, the unspent proceeds as of the Performance Date must be repaid to VEDP.

(d) *Repayments to Fund:* VEDP will provide written notification to the Grantee if any repayment is due from the Grantee to VEDP under this Agreement. Within 60 days of receiving such notification, the Grantee will make the repayment to VEDP, subject to appropriation. Any repayment received by VEDP will be promptly transferred by VEDP to the VRA for redeposit to the Fund.

**Section 6. Notices.**

Formal notices and communications among the Parties shall be given either by (i) personal service, (ii) delivery by a reputable document delivery service that provides a receipt showing date and time of delivery, (iii) mailing utilizing a certified or first class mail postage prepaid service of the United States Postal Service that provides a receipt showing date and time of delivery or (iv) delivery by facsimile or electronic mail (email) with transmittal confirmation and confirmation of delivery, addressed as noted below. Notices and communications personally delivered or delivered by document delivery service shall be deemed effective upon receipt. Notices and communications mailed shall be deemed effective on the second business day following deposit in the United States mail. Notices and communications delivered by facsimile or email shall be deemed effective the next business day, not less than 24 hours, following the date of transmittal and confirmation of delivery to the intended recipient. Such written notices and communications shall be addressed to:

if to the Grantee, to:

Town of Bedford, Virginia  
215 East Main Street

with a copy to:

Town of Bedford, Virginia  
\_\_\_\_\_

Bedford, Virginia 24523  
Facsimile: 540-487-6143  
Email: ckolakowski@bedfordva.gov  
Attention: Charles Kolakowski, Town  
Manager

\_\_\_\_\_  
\_\_\_\_\_  
Facsimile: \_\_\_\_\_  
Email: \_\_\_\_\_  
Attention: \_\_\_\_\_

if to VEDP, to:

with a copy to:

Virginia Economic Development Partnership  
One James Center, Suite 900  
901 East Cary Street  
Post Office Box 798 (zip: 23218-0798)  
Richmond, Virginia 23219  
Facsimile: 804.545.5611  
Email: dgundersen@yesvirginia.org  
Attention: Interim President & CEO and COO

Virginia Economic Development Partnership  
One James Center, Suite 900  
901 East Cary Street  
Post Office Box 798 (zip: 23218-0798)  
Richmond, Virginia 23219  
Facsimile: 804.545.5611  
Email: smcninch@yesvirginia.org  
Attention: General Counsel

**Section 7. Miscellaneous.**

(a) *Entire Agreement; Amendments:* This Agreement constitutes the entire agreement between the parties hereto as to the Grant, and may not be amended or modified, except in writing, signed by each of the parties hereto. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns. The Grantee may not assign its rights and obligations under this Agreement without the prior written consent of VEDP.

(b) *Governing Law; Venue:* This Agreement is made, and is intended to be performed, in the Commonwealth and shall be construed and enforced by the laws of the Commonwealth. Jurisdiction and venue for any litigation arising out of or involving this Agreement shall lie in the Circuit Court of the City of Richmond, and such litigation shall be brought only in such court. In the event this Agreement is subject to litigation, each party shall be responsible for its own attorney's fees.

(c) *Counterparts:* This Agreement may be executed in one or more counterparts, each of which shall be an original, and all of which together shall be one and the same instrument.

(d) *Severability:* If any provision of this Agreement is determined to be unenforceable, invalid or illegal, then the enforceability, validity and legality of the remaining provisions will not in any way be affected or impaired, and such provision will be deemed to be restated to reflect the original intentions of the parties as nearly as possible in accordance with applicable law.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties hereto have executed this Performance Agreement as of the date first written above.

**VIRGINIA ECONOMIC  
DEVELOPMENT PARTNERSHIP  
AUTHORITY**

By \_\_\_\_\_  
Name: Daniel C. Gundersen  
Title: Interim President & CEO and COO  
Date: \_\_\_\_\_, 2016

Reviewed and Approved as to Form

William W. Remy Jr.  
Town Attorney

Date: November 23, 2016

**TOWN OF BEDFORD, VIRGINIA**

By \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_, 2016

SEEN AND ACKNOWLEDGED:

**VIRGINIA RESOURCES AUTHORITY**

**VIRGINIA DEPARTMENT OF  
ENVIRONMENTAL QUALITY**

By \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_, 2016

By \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_, 2016

Exhibit A: Investment and Investment Schedule

**EXHIBIT A**

**INVESTMENT  
INVESTMENT SCHEDULE**

**INVESTMENT**

Cost Item	Amount
Phase I ESA	\$4,000
Lead-Based Paint and Asbestos-Containing-Material Surveys	18,000
Phase II ESA	24,000
Structural Assessment	12,000
Cleanup Plans	6,000
Reuse Plans	14,000
Total	\$78,000

**INVESTMENT SCHEDULE**

Date	Amount
Total	\$32,550



# Bedford County

ECONOMIC DEVELOPMENT AUTHORITY

December 16, 2016

Mr. Charles Kolakowski  
Bedford Town Manager  
215 E. Main St.  
Bedford VA 24523

Dear Mr. Kolakowski:

On behalf of the Bedford County Economic Development Authority (EDA), please accept this letter of support for your efforts in applying for a community wide assessment grant that will help the Town and County of Bedford move forward with revitalization efforts in the Centertown and historic Industrial areas of Bedford.

We have already partnered with you to assist Developer Dave McCormack of Waukeshaw Development on the successful Bedford Lofts revitalization project in recent years and now we are working together with Mr. McCormack again on the historic property at 510 Grove Street that will be the new Beale's Brewery & BBQ, a \$2M investment to open Summer 2017.

The historic Main Street and industrial areas within the Town of Bedford have the capacity to strengthen our overall tax base and grow quality jobs for our citizens, which is why the Bedford County EDA chose to authorize Staff to apply for the \$600,000 grant application and provide the matching funds for the Brewery project to the DHCD this year.

We support any efforts the Town has in conducting Brownfield's projects that will continue to better prepare these areas for economic growth. We are excited to continue to work with the Town to build an even stronger future in Bedford County.

If you have any questions, please don't hesitate to call me at (540) 587-5670.

Sincerely,

A handwritten signature in black ink, appearing to read "Traci Blido", is positioned above the typed name.

Traci Blido, Director  
Office of Economic Development &  
Secretary, Economic Development Authority  
Bedford County, Virginia



Terence R. McAuliffe  
Governor

Todd P. Haymore  
Secretary of  
Commerce and Trade

# COMMONWEALTH of VIRGINIA

William C. Shelton  
Director

## DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

October 11, 2016

The Honorable Robert T. Wandrei  
Mayor, Town of Bedford  
215 E. Main Street  
Bedford, Virginia 24523

Dear Mayor Wandrei:

The Department of Housing and Community Development recently received an application from the Town of Bedford requesting a boundary amendment to Enterprise Zone 12.

After reviewing this application, the Department hereby notifies you that the proposed revision to Enterprise Zone 12, as outlined in the application is accepted. The revised boundaries will become formal components of the Town's Enterprise Zone, and businesses and investors in the newly incorporated areas may qualify for program incentives beginning with the 2016 calendar year.

I am pleased to be of assistance to you in your economic development efforts.

Sincerely,

Bill Shelton  
Director

cc: Charles Kolakowski, Town Manager  
Bart Warner, Local Zone Administrator



**Community Based Organizations  
Support Letters**

December 16, 2016

Mr. Charles P. Kolakowski  
Town Manager  
Town of Bedford  
215 East Main Street  
Bedford, VA 24523

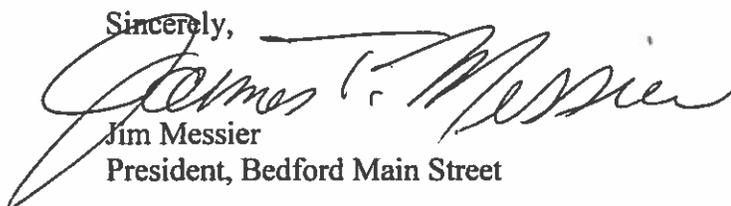
Dear Mr. Kolakowski:

On behalf of the Board of Bedford Main Street, please accept this letter of support for your application for an EPA Brownfields Assessment Grant. We strongly support the Town's efforts to redevelop brownfield properties in and around our downtown area.

Bedford Main Street's mission is to promote and beautify Centertown Bedford by cultivating vibrant economic and cultural activities through community partnerships while preserving our historic character. Bedford Main Street is part of the Virginia Main Street program, a preservation-based economic and community development program that follows the Main Street Four-Point Approach™ developed by the National Trust Main Street Center. The Board of consists of Bedford property owners, residents, and downtown merchants.

In support of the brownfields program, the Bedford Main Street is committed to encouraging the redevelopment of properties, assisting business owners locating on brownfield sites, and communicating information about the program to our partner organizations. A representative of Bedford Main Street will also volunteer to serve on the brownfields advisory committee.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jim Messier".

Jim Messier  
President, Bedford Main Street

JM:dba



305 East Main Street • Bedford, VA 24523 • Phone (540) 586-9401 • Fax (540) 587-6650  
www.bedfordareachamber.com

*Accredited by the U.S. Chamber of Commerce – 4 Star Designation*

November 29, 2016

Charles Kolakowski  
Town of Bedford  
215 E. Main Street  
Bedford, VA 24523

RE: 2017 EPA Brownfields Assessment Grant Application  
Letter of Commitment and Support

Dear Mr. Kolakowski:

On behalf of the Bedford Area Chamber of Commerce, please accept this letter of support for your application for a 2017 EPA Brownfields Assessment Grant to assess hazardous substances and petroleum product impacted properties. We applaud your efforts to support the revitalization and redevelopment of our community.

The Bedford Area Chamber of Commerce is an organization of business and community leaders working together to serve the interests of our members by providing programs and services which improve the economic vitality of our community. We work to enhance the business community through advocacy, education, and collaboration.

In support of the Brownfields Program, the Bedford Area Chamber of Commerce is committed to working with the Town of Bedford in attracting new business to the Town and encouraging the redevelopment of unused properties. Further, the Bedford Area Chamber of Commerce 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 Bedford Area Chamber of Commerce, that we may demonstrate further support of this US EPA Brownfields Assessment grant application.

Sincerely,

A handwritten signature in black ink that reads "Susan Martin".

Susan Martin, IOM  
President & CEO

828 Main Street  
12th Floor  
Lynchburg, VA 24504



Office: 434.845.3491  
Fax: 434.845.3493  
[www.region2000.org](http://www.region2000.org)

November 30, 2016

Mr. Charles Kolakowski  
Bedford Town Manager  
215 E. Main Street  
Bedford, VA 24523

Dear Mr. Kolakowski:

I am pleased to offer our strong support for your efforts to secure a Brownfield Assessment Grant for Bedford. Your efforts to do a Brownfield Assessment is in line with the Region's strategies and goals for our region's economic development efforts

One of the goals in the Region 2000's Comprehensive Economic Development Strategy approved in 2011 and updated in 2013 is establishing well-planned, state of the art infrastructure to facilitate the growth of high-wage industry clusters. The Brownfield Assessment Grant fits exactly into Strategy 3.4 of that goal which states: "Rehabilitate vacant, under-utilized buildings and revitalize blighted and downtown areas". Especially in the target area you've identified which has an extensive number of older commercial buildings, a brownfield assessment is a mandatory first step.

A Brownfield Assessment is an important step in improving the public health and safety, economy, and environment of the downtown Bedford economy; it will give the Town an opportunity to create and implement sustainable redevelopment practices based on equitable development principles.

The Local Government Council serves as the Planning District Commission for Lynchburg and the surrounding communities, including the Town of Bedford. We strongly support your efforts to assess the environment and economic needs of the community and stand ready to assist in any way needed.

Best regards,

Gary Christie, Executive Director  
[gchristie@region2000.org](mailto:gchristie@region2000.org)



# Bedford County

ECONOMIC DEVELOPMENT AUTHORITY

December 1, 2016

Mr. Charles Kolakowski  
Bedford Town Manager  
215 E. Main St.  
Bedford, VA 24523

Dear Mr. Kolakowski:

On behalf of the Bedford County Economic Development Authority (EDA), please accept this letter of support for your efforts in applying for a community wide assessment grant that will help the Town and County of Bedford move forward with revitalization efforts in the Centertown and industrial area of Bedford.

As you are aware, the Bedford County EDA strives to build upon the quality of life we all enjoy in our county. We believe that downtown areas are a vital piece of any overall economic development strategy and we believe the Town of Bedford and its Centertown footprint adds a tremendous value to the county's overall charm. The historic industrial sections in Centertown Bedford have a capacity to strengthen our overall tax base and grow quality jobs for our citizens.

We support any efforts the Town has in conducting Brownfield's projects that will better prepare these areas for economic growth. We are excited to work with the Town to build an even stronger future in Bedford County.

If you have any questions, please don't hesitate to call us at 540-587-5670.

Sincerely,

A handwritten signature in blue ink, appearing to read "Traci Blido".

Traci Blido, Director  
Director of Economic Development  
Secretary, Economic Development Authority  
Bedford County, Virginia

## **Town of Bedford, Virginia Threshold Criteria for Assessment Grants**

1. **Applicant Eligibility:** The Town of Bedford, Virginia, is an eligible entity as a General Purpose Unit of Local Government as defined under 2 CFR 200.64.
  
2. **Community Involvement:** Bedford excels at community involvement. Bedford Main Street, Inc. is one of 26 Designated Virginia Main Street Communities and a member of the National Main Street organization. Achieving the Main Street designation required the same type of collaborative community effort that will be needed for this project. As such, Bedford Main Street will be a key partner on this brownfields effort. The entire team is comprised of a group of citizens, property owners, and business owners who, along with Town Council members and Town staff, are working to improve and revitalize the Centertown district. A Community Involvement Plan will be developed to ensure the residents and other stakeholders are informed of the assessment/cleanup planning process and involved in key decisions. The Town will form a Brownfields Advisory Team (Advisory Team), comprised of some of those same volunteers for the Main Street program but also other stakeholders as well. The Advisory Team will be the main conduit for community outreach activities, including continuing to build site inventory, assisting with site prioritization, reaching out to property owners and developers, communicating project updates, and soliciting input from their represented community/organization. Meetings will be held at least quarterly to allow the Advisory Team to work closely with community stakeholders and meet the following community involvement goals: Assist the public in understanding the decision-making process during project design and cleanup and the community's role in that process; Give the public accessible, accurate, timely and understandable information about the project as it moves forward; Ensure adequate time and opportunity for the community to provide informed and meaningful participation and for that input to be considered; Reflect community concerns, questions and information needs; and, Respect and fully consider public input throughout the process as the project moves forward.