



1. Applicant Identification

South Carolina Department of Health & Environmental Control (DHEC)  
2600 Bull Street  
Columbia, SC 29201

2. Funding Requested

- a. Assessment Grant Type: Community-wide Assessment Grant for States and Tribes
- b. Federal Funds Requested: \$2,000,000

3. Location

- a) Greenville b) Greenville County c) South Carolina
- a) Orangeburg b) Orangeburg County c) South Carolina
- a) St. Helena Island b) Beaufort County c) South Carolina

4. Target Area and Priority Site/Property Information

- Greenville, Greenville County, SC: Census Tracts 7 & 9
  - Priority Site 1 – 102 Cagle Street et al., Greenville, SC 29601
  - Priority Site 2 – 1015 West Washington Street et al., Greenville, SC 29601
- Orangeburg, Orangeburg County, SC: Census Tract 114
  - Priority Site 1 – All Star Lanes, 1539 Russell Street, Orangeburg, SC 29115
  - Priority Site 2 – Railroad Corner, 1695 Russell Street, Orangeburg, SC 29115
- St. Helena Island, Beaufort County, SC: Census Tract 11.03
  - Priority Site 1 – Martin Luther King Park, 860 Sea Island Pkwy., St. Helena Island, SC 29920

5. Contacts

a. Project Director

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Brownfields and Dry Cleaning  
Programs Section Manager  
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2600 Bull Street  
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b. Chief Executive/Highest Ranking Elected Official

Myra Reece  
Director of Environmental Affairs  
(803) 898-4102  
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2600 Bull Street  
Columbia, SC 29201



6. Population

- Greenville: 69,648
  - Orangeburg: 12,713
  - St. Helena Island: 26,566
- US Census: 2016–2020 American Community Survey

7. Other Factors

<b>Other Factors</b>	<b>Page #</b>
Community population is 10,000 or less.	5
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	NA
The priority site(s) is impacted by mine-scarred land.	NA
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	NA
The priority site(s) is in a federally designated flood plain.	3
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	4
The reuse of the priority site(s) will incorporate energy efficiency measures.	4
The reuse strategy or project reuse of the priority site(s) considers climate adaptation and/or mitigation measures.	NA
At least 30% or more of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section I.B., for priority site(s) within the target area.	NA
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2012 or later) or is closing.	NA

8. Letter from the State or Tribal Environmental Authority

Not Applicable – DHEC is the State Environmental Authority.

9. Releasing Copies of Applications

Not Applicable – This application does not contain confidential, privileged, or sensitive information.



**South Carolina DHEC  
FY23 Brownfields Assessment Grant for Tribes and States  
Narrative**

## 1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

### a. **Target Area and Brownfields** i. Overview of Brownfield Challenges and Description of

**Target Area:** South Carolina has a long history of agriculture, slavery, industry, and manufacturing. South Carolina was one of the richest American colonies during the Revolution. With the invention of the cotton gin in the 18<sup>th</sup> century, cotton was “king,” but with that came the need for slave labor. Years later the Civil War caused the economy and residents to suffer. Reconstruction was marked by economic, social, and political upheaval. As the 20<sup>th</sup> century started and the textile industry flourished, providing stable employment, the state began recovering economically. Eventually in the mid-1990s, the textile industry waned and was outsourced overseas, causing job losses and blighted sites throughout impoverished and underserved communities statewide. South Carolina Department of Health and Environmental Control (DHEC) has chosen three target areas for the purpose of this grant application, all of which are home to underserved communities in need of brownfield revitalization. The geographic boundaries for this Assessment Grant will be the State, with a target area focus of the **Greenville, St. Helena Island, and Orangeburg** communities.

**Greenville** is the sixth-largest city in the state. Historically, Greenville’s economy was based on textile manufacturing. Currently, numerous large companies are in the area, including General Electric, Michelin Tire, Bon Secours Health System, and Duke Energy. Six colleges/universities are located in the **greater metropolitan area**. Greenville has seen rapid development over the past two decades and was the fourth fastest-growing city in the United States between 2015 and 2016.<sup>1</sup>

**The target area (Greenville: Census Tracts [CTs] 7 & 9), Southernside neighborhood,** is located west of downtown Greenville. Southernside’s history lies with the railroad, as the Airline Railroad, later known as Norfolk Southern Railway, completed its tracks to Greenville in 1873, bringing connections to Charlotte and Atlanta as well as new jobs, streets, and people. Residents from many different professions put down roots in Southernside including engineers, conductors, and porters.<sup>2</sup> African American tradesmen also settled in Southernside. This neighborhood suffered for years while city leadership focused on other parts of town with planned redevelopment, and now with the current redevelopment of the city center, **gentrification** and encroachment are coming to Southernside. As wealthy families move into Southernside to be close to Unity Park and downtown, Black renters are slowly being squeezed out from the historic Black neighborhoods established decades ago.<sup>3</sup>

**The target area for St. Helena Island is CT 11.03.** St. Helena is a Sea Island in Beaufort County known for its rural, Lowcountry character and being the center of Gullah culture and language. The Gullah/Geechee are descendants of West and Central Africans who had been enslaved on the Sea Islands. The isolation of these islands until the early 20<sup>th</sup> century allowed these descendants to maintain many of their African traditions, and also allowed this group to develop as a distinct community with its own language and culture.<sup>4</sup> The Gullah/Geechee were recognized as an official national ethnic minority in 2006 with the passage of the US Gullah/Geechee Cultural Heritage Act.<sup>5</sup> Climate change threatens this cultural base as well as the island disappearing due to sea level rise and erosion. According to the July 2005 National Park Service Low Country Gullah Culture Special Resource Study and Final Environmental Impact Statement, “Tourism, rapid economic development, land losses, and dwindling community autonomy are major stresses. Added to these is a decline in traditional sources of income from fishing, lumbering, and agriculture. These multiple stressors from many directions place Gullah/Geechee people in an at-

<sup>1</sup> US Census: 2016–2020 American Community Survey

<sup>2</sup> Judy Bainbridge of Furman University, “A railroad runs through history of Greenville’s Southernside community,” published in *The Greenville News* on March 5, 2019.

<sup>3</sup> Ken Kolb, a sociology professor at Furman University, *Greenville News* on May 17, 2021.

<sup>4</sup> United States National Park Service, 2006. “Low Country Gullah Culture Special Resource Study (SRS).”

<sup>5</sup> US H.R. 694, 2006

risk condition described as a ‘culture of servitude.’”<sup>6</sup>

**The target area in Orangeburg is CT 114.** After the American Revolution and the invention of the cotton gin, Orangeburg grew rapidly. Agricultural labor was provided by enslaved African Americans, many brought into the area from the coast or the Upper South via the domestic slave trade. In the 1800s, slaves became the majority population in the county and city. Two Black colleges were established in the city after the Civil War, the second designated as a land grant institution for all Black students in the State under segregation: Claflin University and South Carolina State University. Orangeburg being the site of two historically Black universities (HBCUs) put the town in the unique position of having more educated Black persons than other southern states. As such, many students became involved in the civil rights movement.

The allowable activities performed under this statewide EPA Grant will facilitate sustainable and resilient reuse of brownfield sites by removing environmental stigmas and hazards, providing opportunities to address Environmental Justice (EJ) issues throughout the State in alignment with the **Biden Administration’s Justice40 Initiative**. By the state’s concentrating the much-needed brownfield assessment and remediation on underserved communities, the three target areas located in Greenville, Orangeburg, and St Helena Island will begin to prosper.

ii. Description of the Priority Brownfield Sites: Several brownfield sites of concern exist throughout Southernside in Greenville’s target area. DHEC anticipates 3 additional sites associated with the manufactured gas plant and landfills and up to 10 potential sites within the residential community with historical sources such as textiles, machine shops, filling stations, heating oil, asbestos-containing materials (ACM) and lead-based paint (LBP). In the Southernside neighborhood (Greenville target area CT 7 & 9), two priority sites have been **identified as catalysts for the creation of more affordable housing to prevent further gentrification of the impoverished and minority neighborhood residents**. Located along the Swamp Rabbit Multiuse Trail and Reedy River, both **Site 1 (102 Cagle Street et al.; 12 acres)** and **Site 2 (1015 West Washington Street et al.; 0.3 acres)** were past residential homes that are now **vacant structures** in disrepair, causing blight. The structure ages and surrounding potential brownfield sites indicate the following contaminants of concern: ACM, LBP, petroleum, fuels, heating oil, dumping ground for the city, volatile organic compounds (VOCs), and semivolatile organic compounds (SVOCs). DHEC has site access from property owners for both priority sites to perform assessment upon award of this grant funding. Redevelopment plans for Site 1 include a community center and affordable housing, and Site 2 will be affordable housing. The Greenville Housing Authority (Site 2 owner) has entered into a Voluntary Cleanup Contract (VCC) with DHEC. Although Site 2 has had limited assessment completed through the closed out FY19 City of Greenville Assessment Grant, prior to redevelopment, additional investigation is needed to further evaluate site conditions and satisfy the conditions of the Voluntary Cleanup Program.

The Orangeburg target area (CT 114) has two priority sites **identified as catalysts for redevelopment to boost the City’s economy while honoring the memory of the local civil rights movement**. **All Star Bowling Lanes Plaza (Site 1)** is a 3.64-acre shopping center with 85% of the plaza being vacant for years. All Star Lanes is listed as a National Historic Place and is the site of one of the most iconic Civil Rights events in the state, the **Orangeburg Massacre**. In 1968, four years after the Civil Rights Act of 1964 desegregated all public places, the owner of the bowling alley prohibited African Americans from entering its premises. Students gathered in peaceful protest, which led to a bloody massacre where state police shot 28 protesters, killing three

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<sup>6</sup> Faulkenberry, et al. (2000: 94, 95)

Black students.<sup>7</sup> Based on structure age and surrounding potential brownfield sites (including the vacant plaza dry-cleaner), these are contaminants of concern: ACM, LBP, perchloroethylene (PERC), SVOCs, and VOCs. DHEC has site access from the property owner to perform assessment upon award of this grant funding. The priority site owner desires ownership of the off-site drycleaner after entering into the State's VCC. Redevelopment plans for this site include a Civil Rights Museum and functioning Bowling Alley for all in the community to enjoy. **Railroad Corner (Site 2)** is located at the entrance to downtown Orangeburg and for more than 100 years was the center of Black-owned businesses within the city. The 1.25-acre assemblage of 11 parcels and 17,000 developed square feet was home to every daily use imaginable: beauty shops, a theater, doctor and law offices, soda shops, dry cleaners, and a gas station. All eight historic buildings have vacancies, and more than 50% of street frontage exhibits severe deferred maintenance with boarded windows. The city of Orangeburg is in the process of taking ownership of the buildings throughout this corner to further redevelopment, but environmental assessments are needed to determine cleanup planning. Based on structure ages and surrounding potential brownfield sites, the following are contaminants of concern: petroleum; fuels; ACM; LBP; and PERC, SVOCs, and VOCs from the adjacent drycleaner. The City of Orangeburg has secured site access of this entire corner for DHEC to perform assessment upon award of funding. Redevelopment plans for this corner include the refurbishment of the old movie theater and retail spaces.

DHEC anticipates over a dozen potential brownfield sites on St. Helena Island. These include former country stores, boat landings, shrimp co-ops, residences, businesses, and vegetable packing sheds. **Within St. Helena Island target area (CT 11.03)**, DHEC has identified one priority site for redevelopment that will focus on resiliency to natural disasters. **Martin Luther King, Jr. Memorial Park (Site 1), known as the historic Green or "the Corner,"** is a 1-acre site located in the commercial center of St. Helena Island at the intersection of US Highway 21 and Dr. Martin Luther King Jr. Drive (**FEMA Flood Map Zone X**). Because of its higher elevation, the location has been a community gathering place since the days of rice plantations before the Civil War. The long history of US Hwy 21 as a major traffic thoroughfare indicates the potential for several contaminant sources. Previous assessments in the area have indicated suspect underground storage tanks on each of the intersection parcels as well as at the park location. Potential contaminants of concern are petroleum and fuels. The Gullah community wishes to see this site's redevelopment as a continued community gathering location and a staging area in the event of natural disasters.

**b. Revitalization of the Target Area** i. Reuse Strategy and Alignment with Revitalization Plans: Greenville, Orangeburg, Beaufort County, and the Gullah/Geechee Nation have strong, established planning components in place to support and guide redevelopment throughout the target areas. Greenville realized the Southernside neighborhood was in desperate need of revitalization. Greenville officials worked with Clemson University and local residents to establish the 2011 Southernside Neighborhood Vision Plan that is now coming to fruition, as seen by the massive developments of Unity Park, a 60-acre, \$41 million investment. Along with additional green space, this project proposes the creation of **affordable housing** on almost nine acres of land donated by the City. The Vision Plan had several worthy goals and objectives that are currently being met through brownfield revitalization efforts such as increasing access to commercial centers, employment, recreational open space, enhancing the Southernside community character, providing multimodal circulation and greenway access within neighborhood, improving and enhancing streetscape and neighborhood infrastructure, and encouraging infill and redevelopment to improve housing conditions for residents and to promote economic development.

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<sup>7</sup> <https://www.scpictureproject.org/orangeburg-county/all-star-bowling-lanes.html>

The City of Orangeburg created its 2016–2026 Comprehensive Plan to provide information for decision-makers to address community changes over time, including growth, decline, service requirements, investment, and identifying priorities needed to accommodate those changes. The Comprehensive Plan included a public participation process that began with a public kickoff meeting. Throughout the process, Orangeburg had several public workshops and online resources for interested stakeholders. Within Orangeburg, economic development through the preservation of history is a key component of planned redevelopment for the two priority sites: ***Economic Development Goal 2.1: Attract new business and industry to Orangeburg; Goal 2.3: Utilize the city’s cultural assets as a generator of the local economy.***

In St. Helena Island, Queen Quet, Head of State of the Gullah/Geechee Nation, shared the vision for the island during a March 2022 tour. Elements of the vision include “Building a Resilience Center at the historic Green (‘the Corner’).” The Green (priority site) is a long-established location for community meetings, celebrations, and other gatherings and is significant for its potential to yield information for historical archaeology, per the SC Department of Archives and History. The Resilience Center will build on the Green’s reputation as a place to shelter by providing solar recharging stations and formalizing the Green as a central point for distributing emergency supplies during natural disasters. These plans of the Nation are supported by Beaufort County’s 2040 Comprehensive Plan’s Strategies and Objectives of *NE5, assisting vulnerable communities and conduct hazard mitigation planning and C3, continue to emphasize the protection of historic and archeological resources through a combination of planning, data gathering and land use regulations and land acquisitions.*

ii. Outcomes and Benefits of Reuse Strategy: Planned redevelopment throughout the three target areas will bring both economic and noneconomic benefits to their underserved communities. **As the sites are vacant, none of the planned redevelopment in any target area will displace businesses or residents (gentrification).** For any future redevelopment, DHEC will work with target-area municipalities to employ redevelopment strategies designed to prevent/minimize the potential of any displacement. DHEC will encourage redevelopers to include **energy efficient measures throughout all construction and redevelopment.**

Redevelopment within the Greenville target area at both priority sites will provide a **non-economic benefit of blight removal and additional affordable housing** to quell the current Southernside neighborhood gentrification problem. The Community Center planned at Priority Site 1 will provide a **noneconomic benefit** of gathering space and support for underserved community members, especially the youth, as they are in desperate need of support to combat boredom that ultimately leads to criminal activity. In addition, the creation of affordable housing and a community center brings opportunity for temporary construction jobs, leading to an **economic benefit** of increased income and tax revenues.

Redevelopment within the Orangeburg target area at both priority sites will provide a **non-economic benefit of historic preservation and blight removal**, highlighting the local strength of community members during the civil rights movement. Currently, the National Park Service is working with the nonprofit group Center for Creative Partnerships to renovate the **All-Star Bowling Lanes priority site**, remaking it into a destination that offers a fully functional bowling alley with a civil rights theme. The redevelopment will include a museum exhibition space, films, and places for community discussion and reconciliation, providing local youth with a safe place to congregate. Renovation of All Star Bowling Lanes can catalyze area investment, resulting in a walkable path connecting the historic site to South Carolina State and Claflin Universities (HBCUs) which are 1/3 mile away from the property. The City’s planned redevelopment at the

**Railroad Corner** will result in a **noneconomic benefit of blight removal** and an **economic benefit of job and new business creation** by restoring the old theater and redeveloping the corner into commercial/retail space that encourages residents and visitors to enjoy the historic downtown.

The planned redevelopment of the **St. Helena Island priority site** will provide several **non-economic benefits focusing on resiliency** such as a community gathering space for recreation and disasters. The Lowcountry location comes with weather concerns, as flooding and hurricane activity can rattle the coast. Fortunately, **the Green priority site** is at a higher elevation that makes it a safe location during natural disasters. Gullah/Geechee Nation’s planned redevelopment of this site includes a FEMA staging ground for natural disasters, a location to pass out supplies, and a gathering place for families to find each other after disasters. In addition, the Nation will build a community building that will also serve as a storm emergency shelter for community members.

**c. Strategy for Leveraging Resources** i. Resources Needed for Site Reuse: DHEC will provide guidance to all state municipalities in regard to available resources to leverage future brownfield redevelopment. DHEC operates, via the Catawba Regional Council of Governments, the State Brownfields Revolving Loan Fund which can be used to fund the cleanup of brownfields sites through low interest rate loans or sub-grants to local municipalities and developers. DHEC also provides tax incentives to developers who are interested in enrolling their cleanup site into the Voluntary Cleanup Program. In addition, municipalities can apply for Community Development Block Grant funding for the removal of blight throughout their communities. Grants are also available through the state’s Municipal Association for planning initiatives. In the event a municipality needs brownfield remediation, they can apply for EPA Brownfield Cleanup Grant.

ii. Use of Existing Infrastructure: Existing target-area infrastructure (roads, power, water/sewer) are sufficient for future redevelopment of the priority sites. In the event existing infrastructure needs repair or to be replaced to further the revitalization effort, DHEC will work with the municipalities to search out state and federal funding sources to supplement their municipal budget allocation for repair, maintenance, and new installation of infrastructure.

## **2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

**a. Community Need** i. The Community’s Need for Funding: The target areas are actively seeking stability and a pathway toward growth. With only limited funding available as a result of its reduced tax base within the current target areas (TAs), the TA municipalities are slowly making progress. The TA municipalities are further burdened by the substantially growing need to remove severely blighted and dilapidated structures that represent a hazard to the community. Greenville, Orangeburg, and St. Helena Island are home to a community and sensitive population in desperate need of revitalization. All three TAs are home to a **small population suffering from low incomes and poverty**. St. Helena Island’s TA population is 1,663 with a per capita income of \$21,691 and a poverty rate of 16% of all people; Greenville’s TA population is 3,869 with a poverty rate of 21% of all people; and Orangeburg’s TA population is 3,444 with a per capita income of \$16,992 (US \$35,384) and poverty rate of 35% of all people (US 13%).<sup>8</sup> In addition, the TAs suffer from reliance on government assistance (SNAP) and high unemployment: Greenville’s TA 7% unemployment and 23% SNAP rate, Orangeburg’s unemployment 17% and 33% SNAP rate, and St. Helena Island 15% SNAP rate are significantly higher than the US averages (5%/11%).<sup>8</sup> With the **low-income population**, high unemployment rate and dependence on government assistance, raising taxes to fund additional projects is impossible, but funding from the EPA Brownfield Assessment Program will continue to pave the way for economic prosperity, drastically improving the quality of life for these underserved communities.

<sup>8</sup> US Census: 2016–2020 American Community Survey



ii. Threats to Sensitive Populations (1) Health or Welfare of Sensitive Populations: Within the target areas the **sensitive population includes minorities and those living in poverty**. The TAs have a high percentage of African Americans (Greenville 48%; Orangeburg 75%; St Helena Island 92%), significantly higher than national average (13%).<sup>9</sup> Other sensitive populations include **all people living below the poverty level** (Greenville 21%; Orangeburg 35%; St Helena Island 16%), which is significantly higher than national average (13%).<sup>8</sup>

Redevelopment of the priority sites will address **welfare issues** such as crime, unemployment, and the lack of affordable housing. **Affordable housing is greatly needed within the Greenville target area, as gentrification is evident throughout the Southernside neighborhood**. Average monthly rent in Greenville's TA is \$929 (US \$1,096), with the average median value of a home at \$234,400 (US \$229,800).<sup>8</sup> Even with the lower cost of monthly rent and the high home values skewed by new development causing the gentrification issue, the community is suffering. A significant portion of their annual income goes to cover housing. According to the Climate and Economic Justice Screening Tool, the target area is in the **85<sup>th</sup> percentile of low-income households spending more than 30% of their income on housing**. To make matters worse, existing housing within the TA is aged and falling apart, with 41% of all homes being constructed prior to 1979, creating an environmental concern of asbestos and lead.<sup>8</sup> The Environmental Justice (EJ) Screen Report **lead paint indicator** shows the TA is in the **74<sup>th</sup> percentile** in the state. The redevelopment of a priority site into a community center will also lessen criminal activity, as the Southernside neighborhood has some of the highest crime rates in the city. With a crime rate of 49 per 1,000 residents, Greenville has one of the highest crime rates in America compared to all communities of all sizes, with a person's chance of becoming a victim of either violent or property crime being 1 in 20.<sup>10</sup> With low educational attainment, high unemployment and crime will follow. **Orangeburg's TA** is in the 91<sup>st</sup> percentile of the population 15 or older not enrolled in college, university, or graduate school, which is troubling considering the TA is home to two HBCUs.<sup>11</sup> Low educational attainment and an unemployment rate three times higher than the national average can cause desperate residents to turn to a crime. With a crime rate of 78 per 1,000 residents, Orangeburg has one of the highest crime rates in America compared to all communities of all sizes, with a person's chance of becoming a victim of either violent or property crime being 1 in 13.<sup>10</sup>

The Gullah/Geechee Nation suffers from a different type of welfare problem, which is a resiliency problem when disasters occur. This tight-knit community is seeking the ability to provide natural disaster support at the community gathering spot that has been their beacon of hope and comradery for decades. Providing the assessment needed to redevelop the site and provide support and shelter for the Nation's people will eliminate this welfare issue, supporting generations to come. The removal of blighted, dilapidated structures and the subsequent redevelopment of TA brownfield sites into viable housing and community centers (Greenville), employment opportunities through new business creation (Orangeburg), and natural disaster havens (St. Helena Island)—all made possible by EPA funding—will create an environment that will promote healthier lifestyle changes for generations to come.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: Sensitive populations are the most at risk when it comes to disease and health conditions that can arise from hazardous substances such as petroleum, VOCs, SVOCs PERC, LBP and ACM found at brownfield sites. (EPA EJ Screen Report indicators will contain the four census tracts discussed in this application for data presentation purposes.) The EJ Screen Report shows the target areas (TAs)

<sup>9</sup> US Census: 2016–2020 American Community Survey

<sup>10</sup> <https://www.neighborhoodscout.com/sc/greenville/crime#description>

<sup>11</sup> Climate and Economic Justice Screening Tool

rank in the **78<sup>th</sup> percentile in the state for lead paint indicator** and the **80<sup>th</sup>–90<sup>th</sup> percentile in the US for cancer risks**. The EJ Screen Report shows the TAs in the **70<sup>th</sup>–80<sup>th</sup> percentile for Respiratory Hazard, 60<sup>th</sup>–70<sup>th</sup> percentile for Diesel Particulate Matter, and 91<sup>st</sup> percentile for Underground Storage Tanks** in the US, which compounds the health issues (**cancer & asthma**) associated with the priority brownfield sites and their potential contaminants.

Cancer in Greenville County is the second leading cause of death (Census Tract health data not available).<sup>12</sup> Greenville County also has a higher cancer incident rate than the state and ranks 18<sup>th</sup> highest in the state. While the white population tends to have slightly higher incidence rates, the Black population has significantly higher overall death rates due to cancer and higher death rates among all leading types of cancer. The overall incidence rate in Greenville County is 456.9 per 100K with a mortality rate of 165.7 per 100K, with African Americans suffering much higher rates at 206.4 per 100K. In Orangeburg County, data is similar, with lung cancer being the second most commonly diagnosed cancer and the number 1 cause of cancer death from 2015–2019.<sup>13</sup> In Beaufort County, (St. Helena Island TA), lung cancer was the third most commonly diagnosed cancer and the number 1 cause of cancer death from 2012–2016.<sup>14</sup>

Hazardous substances at the priority sites can also lead to breathing and asthma-related health issues. The Climate and Economic Justice Screening Tool shows the **weighted percent of people told they have asthma is in the 83<sup>rd</sup> (Orangeburg), 86<sup>th</sup> (St. Helena Island) and 80<sup>th</sup> percentile (Greenville) in the TAs**. In the Asthma Capitals 2022 Report, Greenville was ranked 18<sup>th</sup> out of 100 major cities due to the prevalence of asthma and hospitalizations. The City scored 79.3 out of 100 with a “worse than average category” in estimated asthma prevalence, crude death rate from asthma, and ED visits for asthma. In Orangeburg, asthma-related hospitalizations in children are in the highest rate per 10,000 at 106.2–180.7.<sup>15</sup> The EJ Screen Report shows the St. Helena Island TA in the **80<sup>th</sup>–90<sup>th</sup> percentile of asthma occurrences in adults**. This is troubling considering the potential contaminants at the priority site are asbestos, VOCs, heavy metals, and petroleum products, all of which can **cause several different forms of cancer, asthma, and health problems**. By addressing brownfield sites and removing these contaminants, residents will be safe from dangerous contaminants in their drinking water, soil, and air in their own community.

**(3) Promoting Environmental Justice:** The derelict properties throughout the TAs generate a ripple effect of negative consequences, including **decreased taxable revenue, decreased property values, and reduced ability to market properties for redevelopment**. The legacy brownfield challenges are causing many EJ issues that the **Justice40 Initiative can help mitigate, such as low income/high persistent poverty, high unemployment, racial and ethnic segregation, high housing cost burden and substandard housing, distressed neighborhoods, disproportionate environmental stressor burden and disproportionate impacts from climate change**.

Fortunately, DHEC established the SC EJ Advisory Committee in 2007 “to study and consider existing practices at state agencies related to environmental justice in economic development and revitalization projects in this state and to make recommendations related to environmental justice issues in economic development and revitalization projects in this state.”<sup>16</sup> DHEC has worked tirelessly to develop and strengthen relationships with EJ stakeholders and ensure citizens within overburdened communities are involved in the decision-making process. DHEC encourages the use of collaborative, problem-solving strategies and partnerships. Under the leadership of **Keisha D. Long**, Office of Environmental Affairs **EJ Coordinator**, DHEC will ensure the TA

<sup>12</sup> 2019 Health Assessment Bon Secours

<sup>13</sup> <https://sdcdec.gov/sites/default/files/media/document/Orangeburg%20County%20Cancer%20Profile%202022.pdf>

<sup>14</sup> [https://dc.statelibrary.sc.gov/bitstream/handle/10827/38679/DHEC\\_Cancer\\_Profile\\_Beaufort\\_2019-](https://dc.statelibrary.sc.gov/bitstream/handle/10827/38679/DHEC_Cancer_Profile_Beaufort_2019-06.pdf?sequence=1&isAllowed=y#:-:text=The%20four%20most%20common%20cancers,prostate%2C%20and%20colon%2Frectum.)

[06.pdf?sequence=1&isAllowed=y#:-:text=The%20four%20most%20common%20cancers,prostate%2C%20and%20colon%2Frectum.](https://dc.statelibrary.sc.gov/bitstream/handle/10827/38679/DHEC_Cancer_Profile_Beaufort_2019-06.pdf?sequence=1&isAllowed=y#:-:text=The%20four%20most%20common%20cancers,prostate%2C%20and%20colon%2Frectum.)

<sup>15</sup> <http://sdcdec.gov/sites/default/files/Library/CR-011418.pdf>

<sup>16</sup> <https://sdcdec.gov/environment/environmental-justice-ej>



communities are being properly represented when considering EJ issues and concerns. Keisha is responsible for helping EJ communities build capacity, identify resources, and establish collaborative partnerships. With the help of Ms. Long, and the DHEC Brownfield Project team, the TA sensitive populations will have a clear understanding and voice when determining how to lessen the EJ burden within their community. The proposed reuse of the priority sites as affordable housing, community centers, new business, museums, and a disaster-relief staging area will greatly improve the health and well-being of the sensitive populations and remedy many of the environmental and socioeconomic justice issues affecting this underserved community.

**b. Community Engagement** i. Project Involvement & ii. Project Roles: The following local, grassroots organization, and municipal partner project partners will assist in **site inventory and prioritization, outreach, and future reuse and cleanup planning**. As additional sites are found throughout the state (outside of the initial target areas) DHEC will work to find project partners to ensure the spread of project information and community engagement.

<b>Name of Org.</b>	<b>Point of Contact</b>	<b>Involvement in the project/assistance provided</b>
City of Orangeburg	Sidney Evering, City Admin <a href="mailto:Sidney.evering@orangeburg.sc.us">Sidney.evering@orangeburg.sc.us</a> 803.533.6000	Local government contact who will assist with community outreach, identifying sites, provide cleanup and reuse input and ensure all plans align with local reuse plans.
St. Helena Island Gullah/Geechee Nation	Queen Quet, Chieftess, <a href="mailto:GullGeeCo@aol.com">GullGeeCo@aol.com</a>	
City of Greenville	Lillian Flemming, Mayor Pro Tem <a href="mailto:LFlemming@greenville.sc.gov">LFlemming@greenville.sc.gov</a> 864.241.8677	
<b>Orangeburg Project Partners</b>		
Chamber of Commerce	James McQuilla, Director <a href="mailto:jowens@orangeburgsc.net">jowens@orangeburgsc.net</a> 803.534.6821	Assisting with economic development outreach, identifying sites, and cleanup and reuse input.
Center for Creative Partnerships (CCP)	Ellen Zisholtz, Pres./CEO [REDACTED] 803.928.6851	Prospective purchaser to enter into DHEC's Voluntary Cleanup Contract. Orangeburg Target Area: Site 1 All Star Lanes Bowling Alley redeveloper – assist with future reuse plans.
Renaissance Equity Partners	Robert Jenkins, President <a href="mailto:contact@renequity.com">contact@renequity.com</a> 202.379.2865	Urban Land Institute assisting with financial strategies and community development investment.
Urban Policy Innovations	Peter Chapman, CEO 313.506.9149	CCP Board Vice Chair, community redevelopment strategist. Assisting with site reuse planning.
South Carolina State (HBCU)	Alexander Conyers, President 803.260.5956	CCP Board Member assisting with community engagement and development guidance.
Claflin University (HBCU)	Dr. Dwaun J. Warmack, President <a href="mailto:cpeters@claflin.edu">cpeters@claflin.edu</a> (Asst.) 803.535.5000	Community organizer assisting with public meeting resources and facilitation.
Lower Savannah COG	William Molnar, Exec. Director 803.649.7981	Regional liaison, assisting in identifying sites, economic development advisor.
<b>Greenville Project Partners</b>		
Mountain View Baptist Church	Stacey Mills, Pastor [REDACTED] 864.233.1923	Community organizer, public meeting resources and facilitation. Redeveloper of Greenville Priority Site 1 into affordable housing and community center.
Southernside Community Leader	Mary Duckett [REDACTED]	Assisting/Leading the Southernside community in getting redevelopments complete.
Greenville Housing Authority	Bryan Brown, Pres./CEO <a href="mailto:bbrown@greenvillehousingfund.com">bbrown@greenvillehousingfund.com</a> 864.235.6331	Prospective purchaser party to DHEC's Voluntary Cleanup Contract. Greenville Target Area: Priority Site 2 – affordable housing redevelopment.
Appalachian COG	Steve Pelissier, Exec. Director <a href="mailto:pelissier@scacog.org">pelissier@scacog.org</a>	Regional liaison, assisting in identifying sites, economic development advisor.
<b>St Helena Island Project Partners</b>		



Gullah/Geechee Angel Network	Elder Carlie Towne, [REDACTED]	Assisting with community outreach, identifying sites, provide cleanup and reuse input.
Pew Charitable Trusts	Lora Clarke <a href="mailto:lclarke@pewtrusts.org">lclarke@pewtrusts.org</a>	Assisting with coastal resiliency planning and development.
Low Country COG	Sabrena Graham, Exec. Director <a href="mailto:sgraham@lowcountrycog.org">sgraham@lowcountrycog.org</a>	Regional liaison assisting in identifying sites. Economic development advisor.

iii. Incorporating Community Input: Throughout this grant project period, DHEC will hold brownfield informational sessions for community leaders, project partners, developers, and citizens that will detail expectations of success for revitalization, potential sites within the target area, and how target-area residents and project partners can be involved in the process. All citizen concerns or comments will be addressed within two weeks of receipt via email, phone call, or posting on DHEC’s Brownfield Project website. In the event there is a resurgence in COVID-19, DHEC will hold meetings with social distancing requirements in place or host virtual meetings as necessary to ensure participant safety. As an agency, DHEC strives to effectively meet the needs and expectations of our diverse customer population through a commitment to cultural competence. DHEC employees will provide effective, equitable, and respectful care and services that are responsive to diverse cultural health beliefs and practices, preferred languages, health literacy, and other communication needs. DHEC will also take reasonable steps to ensure that persons with Limited English Proficiency are quickly identified and provided meaningful access and an equal opportunity to participate in our activities and programs.

As it is DHEC’s intention to enroll each site in the State’s Voluntary Cleanup Program (VCP) to further cleanup initiatives and leverage funding options, community engagement is key, with certain elements mandated by statute such as notification in a newspaper, signs posted at the site, and information added to DHEC’s Public Record. In addition, the VCP requires development of a Community Involvement Plan (CIP), which will cover the processes, activities, and planned deliverables throughout the term of the cleanup process. DHEC’s Environmental Affairs deputy area is dedicated to the goal of community involvement, as there is a community involvement task force for Environmental Affairs, a community involvement committee for the Bureau of Land and Waste Management, and a dedicated community involvement position available to the Brownfields Program.

**3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS**

**a. Description of Tasks/Activities and Outputs:** DHEC is requesting \$2,000,000 in funding to implement this Brownfield Project based on the sites in the target areas (discussed in 1.a.ii) and the anticipated additional sites to be found throughout the state during the site inventory task.

<b>Task 1: Outreach</b>	
i.	<i>Project Implementation:</i> DHEC’s Brownfield Project Director will coordinate with the state’s outreach team to create outreach materials, Brownfield Project website, and social media posts to share project information. DHEC staff will lead the community meetings (virtual depending on COVID-19 restrictions) to keep the public informed on project plans and updates. Supplies are budgeted for the printing of outreach materials (brochures/handouts) and office supplies.
ii.	<i>Anticipated Project Schedule:</i> Community Meetings held in the target areas as well as one meeting per county (42 in total) to build the site inventory and provide education and outreach on the State’s Brownfield Program. Website and Outreach Materials created in the 1 <sup>st</sup> quarter and posted quarterly throughout the grant.
iii.	<i>Task/Activity Lead:</i> DHEC: Robert Hodges, Brownfield Project Director
iv.	<i>Outputs:</i> 50 Community Outreach Events/Meetings, Brochures/Handouts, Social Media Posts, Summary of Community Meetings in EPA-required Quarterly Reports.
<b>Task 2: Site Inventory</b>	
i.	<i>Project Implementation:</i> DHEC’s Brownfields Project Director will work with target-area residents during community meetings to create a thorough site inventory for assessment. Abandoned and underused properties identified by these residents will be researched further by DHEC staff using the property appraiser’s website. Once a list is compiled, the DHEC staff will create an evaluation ranking tool to determine the order in which the sites will be addressed.



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ii.	<i>Anticipated Project Schedule:</i> Community meetings held in 1 <sup>st</sup> quarter will continue the preliminary inventory process that began with this application, with the evaluation ranking process taking place in the 3 <sup>rd</sup> quarter & continuing throughout the grant project. Additional meetings throughout the 42 counties will happen in Years 1 and 2 to build the full state site inventory.
iii.	<i>Task/Activity Lead:</i> DHEC: Robert Hodges, Brownfield Project Director
iv.	<i>Outputs:</i> Evaluation Ranking Tool, Site Inventory List
v.	<b><u>Identifying Additional Sites:</u></b> DHEC will identify additional target areas/sites for assessment (in metropolitan and non-metropolitan statistical areas), outside of the Narrative-identified target areas, based upon the following criteria: Each criterion shall be weighted equally (20%) and will be ranked on a scale of 1–5 (with 5 being the most favorable score). A project must have a minimum score of fifteen (15) to be considered eligible for assessment. A rating sheet will be developed for consistency. <b><u>Site Selection Criteria:</u></b> (1) Potential economic redevelopment opportunities. (2) Potential to identify and eliminate environmental hazards. (3) Potential to redevelop a property for public benefit/use. (4) Potential to eliminate slum and blight in a community. (5) Potential benefit to low-moderate income and/or rural communities.
<b>Task 3: Assessment</b>	
i.	<i>Project Implementation:</i> DHEC will conduct Environmental Site Assessment (ESA) activities at sites selected through the Site Inventory Task <b>in house</b> . ASTM-AAI compliant Phase Is; Generic Quality Assurance Project Plan (QAPP); Phase IIs, which will include the SS-QAPP. Site access agreements & property eligibility determinations approval will be obtained.
ii.	<i>Anticipated Project Schedule:</i> Assessment activities begin in the 2 <sup>nd</sup> quarter and continue throughout the grant.
iii.	<i>Task/Activity Lead:</i> DHEC: Robert Cole, Federal and State Site Assessment Section Manager
iv.	<i>Outputs:</i> 78 Phase I ESAs, 1 Generic QAPP, 34 Phase II ESAs including SS-QAPP, Site Access Agreements and Property Eligibility Determinations.
<b>Task 4: Remediation/Reuse Planning</b>	
i.	<i>Project Implementation:</i> For projects identified for cleanup, DHEC staff will prepare the Analysis for Brownfields Cleanup Alternatives (ABCA) and/or Cleanup Plans. Cleanup planning will include evaluating cleanup alternatives, calculating cleanup costs and determining site appropriate remediation and/or reuse planning to reduce health/environmental risks. DHEC staff and outreach team will host charrettes/visioning sessions for key properties and create a Brownfield Revitalization Plan and Site Reuse Assessments for communities in most need (EPA Approved Planning Activities).
ii.	<i>Anticipated Project Schedule:</i> Plans & Charrettes begin in the 6 <sup>th</sup> quarter and continue throughout the grant.
iii.	<i>Task/Activity Lead:</i> DHEC: Robert Hodges, Brownfield Project Director
iv.	<i>Outputs:</i> 20 ABCAs, 8 Vision Sessions/Charrettes, 10 Brownfield Revitalization Plans, 10 Site Reuse Assessments
<b>Task 5: Programmatic Support</b>	
i.	<i>Project Implementation:</i> DHEC’s Brownfields Project Director will oversee grant implementation and administration to ensure compliance with the EPA Cooperative Agreement Work Plan, schedule, and terms and conditions. The DHEC staff will complete ACRES Database Reporting, Yearly Financial Reporting, Quarterly Reporting, MBE/WBE Forms, and all additional support for the grant. The travel budget allows for two staff to attend eight national/regional/grantee brownfield events.
ii.	<i>Anticipated Project Schedule:</i> ACRES & Quarterly Reporting begins in the 1 <sup>st</sup> quarter and continues throughout the grant project. Annual Reporting and Forms created in the 5 <sup>th</sup> , 9 <sup>th</sup> , 13 <sup>th</sup> , and 17 <sup>th</sup> quarters and during final closeout.
iii.	<i>Task/Activity Lead:</i> DHEC: Robert Hodges, Brownfield Project Director
iv.	<i>Outputs:</i> ACRES Database Reporting, 5 Annual Financial Reports, 20 Quarterly Reports, 5 MBE/WBE Forms, Programmatic Support for the five-year grant period. Two staff to attend eight conferences.

**b. Cost Estimates:** The budget for this project includes personnel, fringe rate, states’ indirect cost, environmental affairs divisional rate, travel, and supplies. DHEC has staff capable and available to perform the bulk of this assessment project in house. Personnel pay rates are an average of \$67 per hour with fringe rate of 43.40%, State Indirect Cost rate of 19.10%, and an Environmental Affairs Divisional rate per the EPA of 13.04%. Eighty-eight percent (88%) of the budget will be spent on site specific activities through the Assessment Task and Remediation/Reuse Planning Task. **Task 1 Outreach:** Personnel: Brownfield Website, Outreach Brochure/Handouts, Social Media Posts \$10,000 (149hrs); 50 Community Education Meetings \$50,000 (746hrs) (\$1,000/meeting). Supplies: maps, postage, ink, paper, printouts \$1,469. **Task 2 Site Inventory:** Personnel: Brownfield Site Inventory and Evaluation Ranking Tool Creation \$25,000 (373hrs). **Task 3 Assessment:** Personnel: 78 Phase I ESAs \$3,000 each for a total of \$234,000 (3,493hrs); 1 Generic QAPP \$5,500 (82hrs); 34 Phase II ESAs including SS-



QAPP at \$6,000 each for a total of \$204,000 (3,045hrs). Contractual: Analytical/Lab Work<sup>17</sup> \$9,000 per Phase II ESA (34 total) for a total of \$306,000. **Task 4 Remediation Planning:** Personnel: 20 ABCAs \$4,000 for a total of \$80,000 (1,194hrs); 8 Vision Sessions/Charrettes \$4,000 for a total of \$32,000 (478hrs); 10 Brownfields Revitalization Plan at \$20,000 each for a total of \$200,000 (2,985hrs). 10 Site Reuse Assessments at \$7,500 each for a total of \$75,000 (1,119hrs). **Task 5 Programmatic Support:** Personnel: ACRES Database Reporting, Yearly Financial Reporting, Quarterly Reporting, MBE/WBE Forms, Programmatic Support for the five-year grant period \$30,000 (448hrs). Travel: 2 staff to attend 8 conferences \$32,800 (flights at \$800, hotel \$350/night [3 nights], incidentals and per diem at \$50/day [4 days] x 2 attendees x 8 events).

Category	Tasks					Totals
	Outreach	Site Inventory	Assessment	Remediation Planning	Programmatic Support	
Personnel	\$60,000	\$25,000	\$443,500	\$387,000	\$30,000	\$945,500
Fringe	\$26,040	\$10,850	\$192,479	\$167,958	\$13,020	\$410,347
Indirect State Cost	\$11,460	\$4,775	\$84,709	\$73,917	\$5,730	\$180,591
EA Cost	\$7,824	\$3,260	\$57,832	\$50,465	\$3,912	\$123,293
Travel					\$32,800	\$32,800
Supplies	\$1,469					\$1,469
Contractual			\$306,000			\$306,000
<b>TOTAL</b>	<b>\$106,793</b>	<b>\$43,885</b>	<b>\$1,084,520</b>	<b>\$679,340</b>	<b>\$85,462</b>	<b>\$2,000,000</b>

**c. Measuring Environmental Results:** To ensure this EPA Brownfield Project is on schedule, DHEC’s internal Brownfields Project Team will meet quarterly to track all **outputs identified in 3.a.** using the State's Environmental Facilities Information System and will report all progress in fulfilling the scope of work, goals, and objectives to the EPA via quarterly reports in the ACRES System. In addition, project expenditures and activities will be compared to the projects schedule to ensure the grant project will be completed within the five-year time frame. Site-specific information will be entered and tracked in the ACRES database. The outputs to be tracked include the number of neighborhood meetings, public meetings, meetings with community groups and community partners, environmental assessments, ABCAs, and cleanup redevelopment plans. The outcomes to be tracked include community participation, acres assessed, acres ready for reuse, redevelopment dollars leveraged, and jobs created. In the event the project is not being achieved in an efficient manner, DHEC has countermeasures in place to address this problem, such as monthly calls to their EPA Project Officer and, if needed, creating a Corrective Action Plan.

**4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

**a. Programmatic Capability** i. Organizational Capacity, ii. Organizational Structure, & iii.

Description of Key Staff: South Carolina Department of Health and Environmental Control (DHEC) is the environmental regulator for the state and has the statutory authority to manage a Brownfield Assessment Grant Program and administer the Brownfields Revolving Loan Fund (RLF) to facilitate remediation of sites across the state. DHEC monitors, measures, and reports outputs and outcomes for multiple environmental programs, such as the Voluntary Cleanup Contracts (VCCs), execution of loans, environmental cleanup of sites, and project oversight and reporting. The Brownfields Program is part of the Division of Site Assessment, Remediation, and Revitalization (SARR). SARR professionals manage the evaluation and restoration of sites where

<sup>17</sup> Lab Work Costs Provided by Pace negotiated fee schedule for the contract with our Waste Assessment Section within BLWM.

hazardous waste has polluted the environment, including brownfields, dry cleaners, superfund sites, and State Voluntary Cleanup locations. SARR oversees the cleanup work to ensure it is completed according to state and federal environmental, administrative, and financial requirements. The SARR staff who will oversee the project are well versed in all aspects of the brownfield lifecycle and have over 80 years of experience in assessment, remediation, and redevelopment of brownfield sites throughout the state. **Robert F. Hodges, Jr., P.G.**, will serve as the **Brownfields Project Director**. Mr. Hodges has managed the State's Brownfields Program for 14 years with a staff of five project managers. He has 39 years of experience conducting environmental assessment and remediation and is the administrator of the State's 128(a) Response grant and the SC Brownfields RLF grant. For this project, he will be responsible for timely and successful expenditure of funds and completion of the project's administrative and financial requirements. **Robert Cole**, Federal and State Site Assessment Section Manager, will serve as **Brownfield Project Manager** and will assist Mr. Hodges in the daily activities of administering this Brownfield Grant. Robert has assessed sites for more than 30 years and administers the State's Pre-Remedial and Five-Year Review grants. He manages a staff of seven project managers with decades of assessment experience and access to in-house screening tools including X-Ray Fluorescence and two GeoProbe sampling rigs. **Chris D. Wimberly**, Environmental Budget Manager, will be the **Brownfield Finance Manager** who will be responsible for the successful expenditure of funds, allocation of appropriate resources, and grant drawdowns through ASAP.gov. He manages a team of three analysts with an annual appropriated budget of \$115M.

iv. Acquiring Additional Resources: DHEC has the in-house capacity to fully manage the Assessment Grant, as DHEC staff includes licensed engineers and geologists who will act as Qualified Environmental Professionals. Should additional outside expertise be required, however, the authority and flexibility exists to acquire added assistance, as needed. DHEC will ensure all procurement procedures will comply with the local contracting and procurement process and with EPA requirements for "Professional Service" including 2 CFR §§ 200 and 1500.

**b. Past Performance and Accomplishments** i. Currently Has or Previously Received an EPA Brownfields Grant (1) Accomplishments: DHEC has been awarded several grants through the EPA Brownfields Program. The RLF Grant in FY00 was awarded in the amount of \$900,000. Throughout the project period (2000–2015) the SC Brownfields RLF closed 12 loans and 4 subgrants. Total allocated capital during this time period was \$7,380,303, inclusive of \$6,707,730 in loans and \$672,573 in subgrants. All 12 loans have been paid in full, with no loan defaults and no late payments. In FY08, an Assessment Grant in the amount of \$200,000 was awarded. Funds were used to perform Phase I assessment activities at two sites and Phase II assessment activities at three sites. The grant was closed with all funds expended. In 2016, the State was awarded another RLF grant in the amount of \$820,000. Over the past five years (2016–2022) the RLF has/will close 6 loans and 3 subgrants. Total allocated capital during this time period was \$4,946,569, inclusive of \$4,741,569 in loans and \$205,000 in subgrants. One loan has been paid in full; there are no loan defaults, no late payments. All outputs have been updated in ACRES.

(2) Compliance with Grant Requirements: The State has a history of successful compliance with grant work plans, schedules, and terms and conditions, and has an outstanding history of on-time reporting with all award agencies. All grants had reports and forms submitted in a timely manner and all outputs were recorded in ACRES. For the previous FY00 and FY08 grants, all funds were expended successfully. The FY16 RLF grant will close in 2022 with one loan having been paid in full; there are no loan defaults, and no late payments.



**South Carolina DHEC  
FY23 Brownfields Assessment Grant for Tribes and States  
Threshold**



## Threshold Criteria

### **1. Applicant Eligibility**

The State of South Carolina Department of Health and Environmental Control (DHEC) is an eligible applicant as a state government.

### **2. Community Involvement**

DHEC has held and attended numerous meetings in all three target areas that specifically focused on the selected priority sites. The purpose of the meetings was to inform the citizens of the cleanup plans and how they, their partners, and DHEC will collaborate to revitalize their community. Throughout this grant project period and beyond, DHEC will hold brownfield informational sessions for community leaders, project partners, developers, and citizens. The sessions will detail expectations of success for revitalization, potential sites within the target area, and how target-area residents and project partners can be involved in the process. All citizen concerns or comments will be addressed within two weeks of receipt via email, phone call, or posting on DHEC's Brownfield Project website. In the event there is a resurgence in COVID-19, DHEC will hold meetings with social distancing requirements in place or host virtual meetings as necessary to ensure participant safety. As an agency, DHEC strives to effectively meet the needs and expectations of our diverse customer population through a commitment to cultural competence. DHEC employees will provide effective, equitable, and respectful care and services that are responsive to diverse cultural health beliefs and practices, preferred languages, health literacy, and other communication needs. DHEC will also take reasonable steps to ensure that persons with Limited English Proficiency are quickly identified and provided meaningful access and an equal opportunity to participate in our services, activities, and programs.

As it is DHEC's intention to enroll each site in the State's Voluntary Cleanup Program (VCP) to further cleanup initiatives and leverage funding options, community engagement is key, with certain elements mandated by statute such as notification in a newspaper, signs posted at the site, and information added to DHEC's Public Record. In addition, the VCP requires development of a Community Involvement Plan (CIP), which will cover the processes, activities (e.g., public meetings), and planned deliverables (e.g., fact sheets, web page) throughout the term of the cleanup process. The CIP can be an outline of planned activities and is expected to evolve based on project needs and community feedback. The plan includes components such as identifying communities (neighborhoods, business community, property owners, etc.), timing and methods of seeking input, methods of communicating progress and education/information sharing.

DHEC's Environmental Affairs deputy area is dedicated to the goal of community involvement throughout all 42 counties, as there is a community involvement task force for Environmental Affairs, a community involvement committee for the Bureau of Land and Waste Management, and a dedicated community involvement position available to the Brownfields Program. Personnel funded with brownfields grants are actively participating in all of these groups and activities. DHEC ensures project transparency by providing all project files for interested stakeholders through the Freedom of Information Act (FOIA), and the DHEC established the Public Record, which is stored online via the environmental facility database.

**3. Target Areas and Priority Sites**

- Greenville, Greenville County, SC: Census Tracts 7 & 9
  - Priority Site 1 – 102 Cagle Street et al., Greenville, SC 29601
  - Priority Site 2 – 1015 West Washington Street et al., Greenville, SC 29601
  
- Orangeburg, Orangeburg County, SC: Census Tract 114
  - Priority Site 1 – All Star Lanes, 1539 Russell Street, Orangeburg, SC 29115
  - Priority Site 2 – Railroad Corner, 1695 Russell Street, Orangeburg, SC 29115
  
- St. Helena Island, Beaufort County, SC: Census Tract 11.03
  - Priority Site 1 – Martin Luther King Park, 860 Sea Island Pkwy., St. Helena Island, SC 29920

**4. Contractors and Named Subrecipients**

Not Applicable.