

The Greenville County Redevelopment Authority (GCRA) is pleased to submit this proposal for FY2023 Brownfields Assessment Coalition Grant funding.

1. Applicant Identification:

Greenville County Redevelopment Authority
301 University Ridge, Suite 2500
Greenville, South Carolina 29601

2. Funding Requested:

- (a) Assessment Grant Type: Assessment Coalition
(b) Federal Funds Requested: \$1,000,000

3. Location:

- (a) City: Fountain Inn, Simpsonville
(b) County: Greenville
(c) State or Reservation: South Carolina

4. Target Area and Priority Site Information:

- City of Fountain Inn
Wilson's Sporting Goods
206 Georgia Street
Fountain Inn, SC 29644
- City of Simpsonville
Former Spinx Gas Station
510 West Georgia Rd
Simpsonville, SC 29680
- Former Woodmont High School Target Area
Census Blockgroups: 450450033034, 450450033032, 450450033031
Woodmont High School
150 State Rd S-23-659
Piedmont, SC 29673
- Augusta Road Corridor Target Area
Census Blockgroups: 450450020011, 450450020052, 450450020053, 450450020051, 450450015021
Triangle Parcels
4295, 4297, 4545, 4551 Augusta Rd
5 Impact Drive
Greenville, SC 29605

5. Contacts:

- (a) Project Director:
Name: Imma Nwobodu, Program Director
Phone: (864) 242-9801, Ext: 115 | Email: inwobodu@gcra-sc.org

Mailing Address: 301 University Ridge, Suite 2500, Greenville, SC 29601-3670

(b) Chief Executive/Highest Ranking Elected Official:

Name: John Castile, Executive Director

Phone: (864) 242-9801, Ext: 114 | Email: jcastile@gcra-sc.org

Mailing Address: 301 University Ridge, Suite 2500, Greenville, SC 29601-3670

6. Population:

- Population of Target Areas:
 - City of Fountain Inn: 10,127
 - City of Simpsonville: 23,200
- Population of Greenville County: 516,126

7. Other Factors:

Other Factors	Page #
Community population is 10,000 or less.	
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
The priority site(s) is impacted by mine-scarred land.	
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	2
The priority site(s) is in a federally designated flood plain.	2
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	
The reuse of the priority site(s) will incorporate energy efficiency measures.	3
The reuse strategy or project reuse of the priority site(s) considers climate adaptation and/or mitigation measures.	
At least 30% 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(s).	
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.	

8. Letter from the State or Tribal Environmental Authority: A letter of acknowledgement from the South Carolina Department of Health & Environmental Control (SCDHEC) is attached.

9. Releasing Copies of Applications: N/A



November 17, 2022

Brian Gross
Region 4 Brownfields Coordinator
United States Environmental Protection Agency
Resource Conservation and Restoration Division
61 Forsyth Street SW
Atlanta, Georgia 30303-8960

RE: EPA Brownfields Coalition Assessment Grant
Greenville County Redevelopment Authority, South Carolina

Dear Mr. Gross:

The South Carolina Department of Health and Environmental Control, the State's environmental authority, acknowledges and fully supports the Coalition of Greenville County Redevelopment Authority (GCRA), City of Simpsonville, City of Fountain Inn, and United Housing Connections application for a Brownfields Coalition Assessment Grant. The Grant funds will focus on the Augusta Road corridor, City of Simpsonville, City of Fountain Inn, and the former Woodmont High School.

The Department appreciates your consideration of the application and hopes for a favorable outcome. Your positive response will assist the Coalition in its efforts to revitalize properties in the community. If you have any questions or need additional information, please contact Robert Hodges of my staff at (803) 898-0919.

Sincerely,

Henry Porter, Chief
Bureau of Land and Waste Management

cc: Liz Basil, BEHS
Robert Hodges, Manager, Brownfields Program

1. PROJECT AREA DESCRIPTION & PLANS FOR REVITALIZATION:

1.a. Coalition Members, Target Area & Brownfields:

1.a.i. Coalition Members:

The Greenville County Redevelopment Authority (GCRA), founded in 1974 as a unit of Greenville County, will serve as the lead member of the coalition. Non-lead members will include the local governments of the City of Fountain Inn and City of Simpsonville, and the community-based organization, United Housing Connections (UHC), a 501(c)(3) non-profit. Located within Greenville County, both cities (Fountain Inn and Simpsonville) have small populations (10,127 and 23,200, respectively) and limited resources. Both lack the capacity to pursue and manage grants and depend on the GCRA to assist with pursuing funding and managing grants for redevelopment projects. Neither has previously received a brownfield grant. UHC provides services to people at risk for, or currently experiencing homelessness with safe, sustainable, and affordable homes. UHC serves Greenville and six other counties in Upstate, South Carolina, and has not previously received a brownfield grant. UHC partners with entities like the GCRA to identify, assist with financing, and develop housing projects in Greenville County.

1.a.ii. Overview of Brownfield Challenges & Description of Target Area:

Greenville County, the geographic boundary for eligible activities, encompasses 795 square miles, has a population of 516,126 and is located in the northwest portion of South Carolina, called the "Upstate." Greenville's industrial legacy began by 1816 with the construction of a sawmill, flour mill, and corn mill on the Reedy River. Highways and railroads were constructed next allowing Greenville's industries to thrive. After the Civil War, Greenville became a textile mill center. Building on the state's position as a major cotton grower, the textile industry grew to dominate South Carolina manufacturing. It employed the majority of manufacturing workers, and the mill companies set the rhythm of life for thousands of workers in the Upstate. Greenville became known as the Textile Center of the South by 1914 and the Textile Center of the World by the 1920s. The textile industry thrived in Greenville County for decades, surviving two world wars, the Great Depression, and significant labor strikes; however, foreign competition and the changing global economy began to take its toll in the 1970s. By the late 1990s almost all of the County's historic mills had closed. While some portions of the County, particularly the City of Greenville and its surrounding urban area, have experienced economic and population growth in recent years due to the expansion of high-tech industries; the former mill villages, such as Fountain Inn and Simpsonville, and unincorporated areas of Greenville County, such as the Augusta Road Corridor, struggle with vacant and blighted sites from the closures and the changing economy. As the mills closed, so did many support businesses, retail shops, gas stations, and commercial service providers.

The GCRA is focused on improving and revitalizing communities across the county through the creation of affordable housing, economic development, and improvements to recreational spaces. Working with our stakeholders and communities, we identified four high-priority target areas, where we can make an immediate impact with this project. The target areas include the Augusta Road Corridor¹ for GCRA (lead member), the City of Fountain Inn (non-lead member), the City of Simpsonville (non-lead member), and the area surrounding the former Woodmont High School² located in the southern portion of the County along Augusta Road for UHC (non-lead member). This grant will support each coalition members' efforts toward revitalization through the assessment, cleanup planning, and reuse planning for key, catalyst brownfield sites within their jurisdictions and target areas.

¹ Census Blockgroups: 450450020011,450450020052,450450020053,450450020051,450450015021

² Census Blockgroups: 450450033034,450450033032,450450033031

1.a.iii. Description of the Priority Brownfield Sites:

GCRA identified over 35 brownfield sites in the Target Areas. The following sites are high priorities based on their impact (environmental, blight, crime) on the community and potential for redevelopment. We will first focus on sites within the Target Areas, but we will consider other sites within Greenville County as priorities arise and funding allows.

Fountain Inn, located along I-385 near the Greenville and Laurens County border, was founded in 1832. Predominantly a commercial hub for surrounding textile mills and farmers, Fountain Inn's fortunes also rose and fell with the textile industry. However, with easy access to I-385, additional commercial and industrial developments appeared in the 1970s. One of those sites is the former **Wilson's Sporting Goods Factory**, which sits on 32.9 acres and includes a building with over 140,000-square feet of space. Originally opened in 1978, the site manufactured a variety of sporting goods items under the Wilson's name until it closed in 2001, taking with it 300 jobs. The site is located adjacent to residential homes on two sides, an active railway on the third side, and a former knitting and dyeing textile plant on the fourth side with known contamination. Environmental concerns include asbestos, lead-based paint, solvents, PAHs, heavy metals, and PCBs. This site has strong reuse potential (see section 1.b.i).

The City of Simpsonville, incorporated in 1901, is the northern neighbor to Fountain Inn and is also located along I-385. The town was a cotton-processing hub, claiming three gins and a cottonseed oil mill by 1900. In 1907, the Simpsonville Cotton Mill was built and remained the town's largest employer until it closed in 1989. However, unlike Fountain Inn, Simpsonville did not see the additional industrial development beyond textiles, instead Simpsonville became a bedroom community for the City of Greenville. With this came an abundance of commercial development (gas stations, auto repair, dry cleaners, etc.) to service the growing housing developments. One of those sites is the former **Spinx Gas Station**, which is located at the intersection of West Georgia Road and I-385. The two-acre former gas station operated from the early 1990s until 2008. The site has remained vacant and blighted until the building and canopy were finally demolished in 2016. Now, the concrete pad and the remnants of the fueling island remain, while the adjoining property to the north is under construction with a senior-living facility (scheduled to open in early 2023). Environmental concerns include petroleum products, PAHs, PCBs, and heavy metals. The location of this site has a strong reuse potential (see section 1.b.i).

Located approximately 8 miles south of I-85 on Augusta Road (US Hwy 25), the former **Woodmont High School** was built in 1965 and closed in 2005. Approximately half the buildings were demolished in 2018-19, but an estimated 43,000 square feet of structures and the slabs from the demolished buildings remain. Three athletic fields and a track associated with the former school are used by the County recreation department, but a large portion of the site remains underutilized and blighted. The site was identified by GCRA and UHC as a potential location for a needed supportive housing development, but environmental concerns associated with petroleum constituents in underground storage tanks (USTs), asbestos-containing materials (ACM) and lead-based paint (LBP) in building materials, and possible impacts from an adjacent junk yard must first be assessed and quantified before a redevelopment project can begin.

In 2022, the Greenville County Long-range Planning staff completed a study of the Augusta Road Corridor Target Area, where August Road meets I-85. The study found "the target area exhibits significant levels of blight. There is a shortage of restaurants and retail offerings, which in combination with lack of a grocery store on Augusta Road, creates a food desert in the area. Numerous old motels and hotels in the study area provide housing to people who need it, though quality of the housing here is low. Non-housing uses in these properties bring high rates of crime to the area." In order to address these issues, GCRA prioritized a triangular collection of parcels of 37 acres bounded by I-85 to the north, Augusta Road to the west, South Pleasantburg Drive to the east, and the intersection of Augusta Road and South Pleasantburg Drive at the southern

point. The **Triangle Parcels** currently contain vacant land, a former restaurant pad (demolished between 2008-2012), a vacant restaurant building that attracts vandals and trespassers, a former gas station, an underutilized motel that has issues with criminal activity and provides substandard temporary housing, and a portion of Bushy Creek and its associated floodplain. Environmental concerns include petroleum products, PAHs, PCBs, heavy metals, asbestos, and LBP.

In addition to the priority sites listed, Greenville County is also filled with hundreds of leaking UST sites, former automobile service stations, dry-cleaners, and other manufacturing/industrial properties that will be addressed as funding allows.

1.b. Revitalization of the Target Areas:

1.b.i. Reuse Strategy & Alignment with Revitalization Plans:

While the City of Greenville and its adjacent urban areas are experiencing growth, the smaller cities and unincorporated areas are struggling. However, with careful planning, these “bypassed” areas can leverage the growth of the City to facilitate the reuse of brownfield sites. Both our *2020 Comprehensive Plan* and our *2020-2024 Consolidated Plan* specifically include objectives to promote infill development, adaptively reuse older structures, and redevelop urban sites and brownfields. In addition, Upstate Forever, a non-profit organization that works to balance growth with the protection of natural resources, drafted a regional strategic plan called *Plan 2025*, which includes specific goals for brownfields redevelopment, smart growth, and preservation of greenspace.

Infill development/redevelopment and adaptive reuse of brownfield sites ranked as a high priority during a series of nine community workshops held during development of our 2020 Comprehensive Plan, which included an all-day open house held in February 2019. 584 people attended one of these meetings either in person or provided comments online, and the community clearly expressed their support for the reuse of brownfields sites. New affordable housing, commercial properties, and mixed-use sites will be needed to address the needs of current and future residents in the disadvantaged communities surrounding the Target Area sites. Specific reuse plans for our priority sites are outlined below:

Wilson’s Sporting Goods Factory, Fountain Inn - The Wilson’s site is located just outside the City’s downtown district and within walking distance to the shopping and dining amenities of downtown. Thus, the community envisions a mixed-use redevelopment for the site that will incorporate energy-efficient, affordable and market-rate housing with commercial/retail space.

Spinx Gas Station, Simpsonville - Located on a gateway entrance to Simpsonville and adjacent to the new senior living facility, the former gas station site has great potential as new commercial and/or retail development, such as a restaurant, market, pharmacy, or medical office building.

Woodmont High School, unincorporated Greenville County – With at least 6-8 vacant or underutilized acres available, UHC and Greenville County see the potential to develop 36-40 units of supportive housing, similar to UHC’s successful Church Street Place at Poe Mill development, which provides housing, furniture, utilities, property management, and mental health services to chronically homeless individuals in the community.

Triangle Parcels, Greenville County - The *2022 Augusta Road Corridor Plan* envisions a re-imagined multimodal corridor that will connect people to goods and services, housing options, and job centers. Following a series of individual stakeholder meetings and a public charrette in February 2022, planners and designers identified a strategy to achieve the study area’s best use and developed a reuse plan specifically for the Triangle Parcels. The plan envisions converting these vacant and underutilized properties into several new commercial and light industrial sites, a light industrial training and business incubator site, multi-family residential buildings, a supportive housing village, and a passive recreation area with a Swamp Rabbit Trail connection in the floodplain of Bushy Creek.

1.b.ii. Outcomes & Benefits of Reuse Strategy:

As GCRA successfully demonstrated with our previous brownfields project, redevelopment of abandoned and underutilized properties can produce significant benefits for the targeted community. As we encourage the infill development across our target areas, we anticipate achieving similar outcomes. For example, the American Spinning Mill site assessed during GCRA's first assessment grant was developed by Contour Development into 260 multi-family units, totaling 350,000 square feet (sf), and 28,000 sf of commercial space with an investment of \$49.8 million and 20 to 30 new jobs. A similar development at the **Wilson's Sporting Goods** priority site could produce a total of 500 apartments and 60,000 sf of commercial space with a total investment of \$30-\$36 million, 16-24 new jobs (plus numerous construction jobs). At the **Spinx Gas Station** site can support at least 20,000 sf of new commercial space or 40,000 sf of office space, requiring \$3-6 million in investment. The redevelopment would raise the property value significantly and likely generate 10x the current \$7,500 in tax revenue. As another example, Greenco Beverage Company, a local beverage distributing company, purchased the half-acre property at 912 Poinsett Hwy, which was assessed under the previous grant, as well as nearly 11 acres behind the site. With a \$12 million investment, it opened its administrative office and a 120,000-square foot distribution center in 2017. Russell Farr, President, fills jobs at the center with hires from the surrounding community and reports a 50% drop in crime in the area since opening. A similar redevelopment at the **Triangle Parcels** (*Augusta Road Corridor*) could realize a \$9 million investment and produce 100 new jobs. In addition, the reuse plan for the **Triangle Parcels** and **Woodmont High School** call for supportive housing developments. At the nearby Church St Place at Poe Mill, after environmental issues were cleared, UHC built 35 units of permanent supportive housing for persons experiencing homelessness with over \$9 million in investment on a brownfield site. Similar developments on the **Triangle Parcels** and **Woodmont High School** could yield 80-100 new units of supportive affordable and transitional housing options and over \$20 million in investment.

With similar success as the previous grant, this project will allow GCRA and the non-lead members to facilitate the redevelopment of the priority sites, provide new affordable housing options, deliver vital employment opportunities for residents, and provide new recreational opportunities for the disadvantaged communities in the target areas. Funding from this grant will assist us in attracting new private-sector investment and spur economic growth. Most of the priority sites in the Target Areas are currently vacant; therefore, the redevelopment of the sites will not cause the displacement of residents and/or businesses. For residents of the underutilized motel on the **Triangle Parcels**, the reuse plans include a supportive affordable housing development to provide quality affordable housing with support services for the displaced residents and other housing-challenged residents of the target area. Site prioritization for selection of additional sites will consider the potential for displacing current residents and/or businesses, and reuse planning activities for sites will develop strategies to minimize or mitigate the displacement of residents and/or businesses.

1.c. Strategy for Leveraging Resources:

1.c.i. Resources Needed for Site Reuse:

GCRA is adept at leveraging community resources and funding programs. For example, our \$3.8M Poinsett Corridor Streetscape Improvement Project combined funds from a FHWA TAP grant (\$795,000), ARC Area Development Grant (\$500,000), C-Funds (\$250,000) and County funding (\$2.3M). For this brownfields project, GCRA intends to leverage funding from the Community Development Block Grant (CDBG), the HOME Investment Partnership Fund, and the Greenville County Affordable Housing Fund (local funding from Greenville County administered by GCRA in support of housing development or related activities towards the development of

affordable housing for target income up to 120% of the Area Median Income). For site cleanup activities, coalition members may apply for an EPA Brownfields Cleanup grant, as GCRA did to successfully cleanup the former Poe Mill site. For private developers, South Carolina also offers Voluntary Cleanup Activities Tax Credits for cleanup costs up to \$50,000 per year to entities signing Voluntary Cleanup Contracts (VCC). Also, developers may receive a tax credit for each new full-time job created, exemption from ad valorem taxes, and other benefits pending their meeting of certain requirements. All removal and remedial actions on VCC sites – public and private – are eligible for funding from the SC Department of Health and Environmental Control (DHEC) Brownfields Cleanup Revolving Loan Fund (SC BCRLF). Private developers can also leverage the SC Abandoned Buildings Revitalization Act's \$250,000 tax credit for buildings abandoned for 5 years or more in unincorporated areas of a county to encourage infrastructure reuse. GCRA, Fountain Inn, and Simpsonville will pursue these and all other funding sources needed to facilitate the cleanup and redevelopment of the priority sites.

1.c.ii. Use of Existing Infrastructure:

Our priority sites are located in areas that are primed for both residential and economic development. They contain existing electric, gas, fiber, water, and sewer utilities and infrastructure with sufficient capacities to support their reuse. Our priority sites located in the Augusta Road Corridor and the Wilson's Sporting Goods site also have structures suitable for reuse which may be repurposed depending on the selected redevelopment plan. No additional infrastructure is anticipated to be needed.

2. COMMUNITY NEED & COMMUNITY ENGAGEMENT:

2.a. Community Need:

2.a.i. The Community's Need for Funding:

Demographic Indicators – presented as values or USA Percentile Rank						
	Fountain Inn	Simpsonville	Woodmont Area	Augusta Rd Corridor	Greenville County	South Carolina
Total Population*	10,127	23,200	4,362	6,888	516,126	5,091,517
Per Capita Income*	\$25,855	\$31,835	\$25,904	\$18,542	\$34,430	\$30,727
Low Income	60th	41 st	57th	78th	52 nd	n/a
People of Color	57th	53 rd	63rd	81st	53 rd	n/a
Less than HS Education	64th	41 st	60th	88th	59 th	n/a
Less than age 5	75th	62nd	23 rd	86th	61 st	n/a
Greater than age 64	36 th	39 th	61st	34 th	51 st	n/a

* 2020 American Community Survey data

Percentile rank data from EPA EJSCREEN Tool, accessed October 2022

While overall Greenville County presents a picture of economic health and prosperity, the Census-blocks associated with our target areas are a different story. Here, communities are lower income and less educated than their county counterparts. Data demonstrating these economic disparities from the EPA's EJSCREEN mapping tool are presented in the above table.

In addition, according to the 2020 American Community Survey (ACS), 14% of families with children live below the poverty threshold in Fountain Inn, 8% in Simpsonville, 22% in the Woodmont area, and 16% in the August Road Corridor compared to 13% in Greenville County, and the per capita income for residents in our target areas lag behind county and/or state levels. With the small tax base (small populations + low income residents + vacant buildings and properties), residents of our target areas are less able to mobilize resources than more affluent sections of our county, which limits their ability to address the environmental impacts of local brownfield sites. Thus, they rely on assistance from the GCRA for help with addressing brownfields. GCRA does not have taxing authority but must rely on allocations from the County or other sources of funding. Therefore, EPA Brownfields funding is needed to complete the

necessary assessments and cleanup planning to facilitate the revitalization of the priority sites.

2.a.ii. Threats to Sensitive Populations:

(1) Health or Welfare of Sensitive Populations:

In addition to higher levels of poverty and low incomes, the Fountain Inn, Woodmont Area, and August Road Corridor Target Areas also have a higher percentile of minority residents. As shown in the Sec.2.a.i table, all but the Woodmont Target Area have higher percentiles of children under the age of 5, who are particularly susceptible to the environmental constituents that may be present on the brownfield sites. As the next table shows, all four of the target areas, and consequently the sensitive populations, have higher incidences of several cancers than the county; and two of the Target Areas have higher rates of asthma compared to the rest of the County. In addition, the welfare of the target areas has been negatively impacted through higher unemployment (mill and other closures) and the blight of vacant (**Triangle Parcels**) and abandoned or underutilized buildings (**Wilson's Sporting Goods, Spinx Gas Station, Woodmont High School, and Triangle Parcels**).

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

According to a Community Cancer Assessment conducted by DHEC for ZIP Code 29605, which encompasses both the Augusta Road Corridor and the Woodmont target areas, ZIP Code 29644 for Fountain Inn, and ZIP Code 29680 for Simpsonville, the number of new cancer cases diagnosed between 2015 and 2019 were higher per 10,000 residents than Greenville County's for several cancers:³

	Fountain Inn	Simpsonville	Augusta Rd Corridor & Woodmont Area	Greenville County
All Cancer	268.2	248.5	261.8	277.9
Lung & Bronchus	45.4	25.1	36.3	33.6
Leukemia	6.9	6.9	7.7	7.4
Colon & Rectum	18.4	16.3	21.1	19.7
Kidney & Renal Pelvis	11.9	10.4	9.5	10.0
Female Breast	36.2	47.3	41.0	42.5
Prostate	31.2	33.2	38.9	35.3

Data from SCDHEC also shows elevated rates of birth defects per 10,000 live births in 2017-2020 in three of the target area zip codes compared to the County and State:

	Fountain Inn	Simpsonville	Augusta Rd Corridor & Woodmont Area	Greenville County	South Carolina
Birth Defects	311	243	321	252	243

In addition, there were more asthma-related emergency room visits in the Augusta Road Corridor and Woodmont target areas (41 for every 10,000 residents) than the County (24) and the State (31) in 2021.⁴ These negative health outcomes may be related to exposure to hazardous contaminants known or suspected at the priority sites, many of which are adjacent to residential areas.

Exposure to airborne particles, such as wind-blown contaminated soils which potentially exist at the razed **Spinx Gas Station** or **Triangle Parcels**, and asbestos which is suspected at the **Wilson's Sporting Goods** and **Woodmont High School** sites can increase the risk of lung cancer and exacerbate asthma conditions. Thus, three Target Areas have higher rates of Lung Cancers, which have been linked to PAHs. Plus, one or more of the Target Areas have increased incidences of Leukemia, linked to benzene found in petroleum; Colon Cancers, linked to pesticides; Kidney Cancers, also linked to PAHs; and Prostate and Female Breast Cancers linked to polychlorinated biphenyls (PCBs) and arsenic. The higher sensitive populations of children in the target areas are

³ SCCC Community Cancer Assessment, 2014-2018.

⁴ Data provided by South Carolina Department of Health and Environmental Control.

especially susceptible to the risks from potential exposure to these contaminants. This project will help identify whether contamination exists at the priority sites, the potential exposure pathways, and the remediation options. We can then facilitate the cleanup and redevelopment of the sites to reduce the risk to and improve the health of our sensitive populations and all the residents of the target areas.

(3) Promoting Environmental Justice:

Data from the EJSCREEN mapper (see following table), indicate residents in census block-groups surrounding our target properties are disproportionately impacted by environmental indicators. Three of our target areas are in a higher percentile of proximity to hazardous waste facilities, and two target areas have a higher percentile of proximity to Superfund sites. All four target areas have a higher percentile for risk to cancer and respiratory hazards. The same block groups also have a higher percentile of multiple demographic indicators (Sec.2.a.i table) including low-income populations, those with less than a high school education, and children.

Environmental Indicators (Percentile Rank)					
	Fountain Inn	Simpsonville	Woodmont	Augusta Rd Corridor	Greenville County
Air Toxics Cancer Risk	80-90th	80-90th	80-90th	95-100th	80-90 th
Air Toxics Respiratory Hazard Index	80-90th	80-90th	80-90th	95-100th	80-90 th
Lead Paint Indicator	38 th	27 th	22 nd	50th	40 th
Hazardous Waste Proximity	79th	82nd	65 th	79th	70 th
Superfund Proximity	97th	94th	54 th	62 nd	86 th

EPA EJSCREEN Tool accessed October 2022

As outlined above, the target communities have been negatively impacted by the shifting workforces and the industries that once defined them. Declining residential areas with small populations, low incomes, and low educational attainment have made it difficult to reverse these negative trends, and the target communities continue to be hampered by abandoned facilities and lack of investment. These residents have been left out of the economic growth and development that characterizes much of the rest of Greenville County and the surrounding Upstate region. It is critical that as growth begins to expand into these areas, the disadvantaged residents of our Target Area communities have access to affordable housing options and the job opportunities created by redevelopment of these properties. This project will help address these environmental justice concerns by mitigating potential health risks and encouraging the productive reuse of properties, which will in turn improve overall economic health with new jobs (sites in the **Triangle Parcels**), providing affordable housing options (**Wilson's Sporting Goods Woodmont High School**, and **Triangle Parcels** sites), and providing access to recreational greenspace (**Woodmont High School** and **Triangle Parcels**). More importantly, this grant will ensure that residents are active participants in the decision-making process for assessment and cleanup activities and redevelopment prioritization.

2.b. Community Engagement:

2.b.i. Project Involvement and 2.b.ii. Project Roles:

GCRA will meet monthly with representatives of each coalition member, the EPA and SCDHEC project managers, and the QEP to ensure each are engaged and informed during the course of the project. The coalition members will help identify additional target areas, and, most importantly, identify, secure, and implement other resources and funding in the target areas. GCRA will again establish a Brownfield Task Force (BTF) comprised of coalition members and local community stakeholders, such as but not limited to (lack of space prevents listing all already identified), those listed in the following table.

Organization	Contact	Project Role
Center for Community Services	Kerri B. McDannald, Interim Director 864-967-2022 Kerri@centercs.com	Provides access to human services, such as emergency assistance, education, and health services in the County; will assist with outreach, and site identification and prioritization.
Fountain Inn Chamber of Commerce	Marnie Schwartz-Hanley, President/CEO 864-862-2586 MESHanley@fountaininnchamber.org	Business org working to foster economic development and community renewal in Fountain Inn; will assist with outreach to community and property owners, site identification, and reuse planning.
Simpsonville Chamber of Commerce	Allison McGarity, President/CEO 864-688-9551 amcgarity@simpsonvillechamber.com	Business org working to foster economic development and community renewal in Simpsonville; will assist with outreach to community and property owners, and reuse planning.
Greenlink Transit	Nicole McAden nmcaden@greenvillesc.gov , 864-298-2756	County's public transportation agency; will assist with outreach, and participate in reuse planning with a focus on connecting developments with public transportation.
Greenville Health System- Prisma	Spence M. Taylor MD staylor@ghs.org (864) 455-7000	Local health services provider; will support project and answer questions about possible health effects of hazardous substances on sites.
United Way of Greenville	Channing Banks cbanks@unitedwaygc.org 864-331-2991	Non-profit working to improve lives, strengthen the community and advance equity for the benefit of all in Greenville County; will support outreach, distribute information, join in reuse planning.
Upstate Circle of Friends	George Singleton george@ucfgreenville.org 864-277-5788	Non-profit working to expand opportunities, enhance the quality of life, and the progression of at-risk children and their families through various educational, recreational, and social programs in the County; will host public meetings, disseminate info and solicit feedback or site activities and reuse planning.
Valley Brook Church	Curtis Johnson (864) 243-9305	Located in the Antioch Corridor target area; will host public meetings, disseminate information and solicit feedback.
Vision 25	George Singleton george@ucfgreenville.org ; 864-277-5788	A grassroots community organization with a vision for the transformation of District 25 (Antioch Corridor); will support community outreach, site identification and prioritization, and reuse planning.
Wingate Neighborhood Association	Alice Burton (864)787-9216	Neighborhood association in Antioch Corridor Target Area; will assist with outreach, site prioritization, and reuse planning.
LiveWell Greenville	Sally Willis, Executive Director 864-373-3514 swillis@livewellgreenville.org	A non-profit agency working to facilitate and collaborate with multiple sectors, partners and organizations to share expertise, perspectives and resources that promote healthy eating and active living in the community. Building relationships to address health disparities and bridge access to community resources; will assist with outreach and resources to the community.

2.b.iii. Incorporating Community Input:

GCRA will leverage our success in engaging the community on our previous brownfield projects by continuing the role of a **Brownfield Task Force (BTF)** with representatives from the non-lead coalition members and local community-based representatives from the target areas (including but not limited to those in the above table). BTF members will meet quarterly in open community meetings to review the project status, provide feedback to administrators, and vote on key decisions such as site selection and prioritization. In between meetings, BTF members communicate via e-mail or phone to ensure that project activities are able to move forward without interruption. GCRA and the BTF will solicit, conscientiously consider, and provide timely responses to all community input received through the following outreach and communication methods. If needed, due to COVID-19, the BTF will meet virtually until safe to resume face-to-face meetings, which may still include virtual options. We will also hold public meetings with community groups, civic clubs, and neighborhood associations as projects are in progress.

Outreach to the community will be coordinated through BTF members, all of whom are committed to educating their constituencies on brownfields risks and project activities and outcomes. In addition, we will maintain our Brownfields website, which provides a background on the project, key accomplishments, and contact information, and printed materials (brochures,

flyers, fact sheets, etc.). GCRA will also hold a number of **community meetings** (both virtually and in-person, when able) supported by BFTF team members at key points along the project timeline to disseminate information, answer questions, solicit inputs, and engage residents. This will include a review of our inventory of brownfields sites to discuss redevelopment priorities and gather feedback on targeted sites. A second type of planning event will be held to gather input on site reuse concepts where we will share market data, environmental considerations, and other factors to discuss potential opportunities for each property – parking, entry/exit points, commercial/residential/ industry reuse options, related job creation, greenspace/parks, multimodal transportation access, landscaping concepts, and signage and frontage designs.

GCRA will also disseminate information and engage the community on the county's social media platforms (Facebook and Twitter) and local media. Due to the high Hispanic populations residing in the Target Areas, project-related materials will also be prepared in Spanish and a translator made available at public meetings, as needed. Additionally, the project website will be designed for easy translation to Spanish. Assistance will also be made available to those persons with physical disabilities, such as holding meetings at locations that are handicap accessible. We will also work closely with our community-based partners and stakeholders to ensure that communication messages reach all constituent groups in the Target Areas.

3. TASK DESCRIPTIONS, COST ESTIMATES & MEASURING PROGRESS:

3.a. Description of Tasks/Activities & Outputs:

GCRA will implement the following planned tasks:

Task 1: Project Management & Reporting
i. GCRA's Project Manager will oversee the grant administration and compliance with EPA cooperative agreement terms and conditions. She will ensure tasks are completed efficiently and will be responsible for oversight of the Qualified Environmental Professional (QEP) contractor to complete the project tasks. She will hold monthly project team meetings, which will include the non-lead coalition members, to review the project status and take corrective actions to stay on schedule and make appropriate progress. With contractor assistance, GCRA will complete EPA quarterly reports, FFR and DBE forms, and ACRES database entry/updates. GCRA staff will also attend national and regional training workshops relevant to brownfields. GCRA will contribute in-kind staff labor for project management, oversight of consultants, and reporting. A Final Performance Report will document all grant accomplishments.
iii. Anticipated Project Schedule: QEP already hired; PM activities Oct 2023 – Sep 2027
iv. Task/Activity Lead: GCRA Project Manager
v. Outputs: 48 monthly meetings; 16 quarterly reports; 4 FFR and DBE reports; 1 Final Report
Task 2: Community Outreach
i. The GCRA Project Manager will lead the community outreach efforts with coalition member and contractor support, including development of a community involvement plan (CIP), preparation of outreach materials, and convening the BFTF. The BFTF will serve as the primary conduit for outreach, assist with site identification and prioritization for assessment beyond the priority sites already identified, and support reuse planning efforts. The project team will also meet with community groups, property owners, and developers throughout the project.
iii. Anticipated Project Schedule: Oct 2023 – Sep 2027; CIP in 1 st quarter; quarterly BFTF meetings; outreach material and meetings in 2 nd – 14 th quarter; additional site inventorying and prioritization 5 th – 12 th quarter
iv. Task/Activity Lead: Project Manager with support from coalition members, QEP, and BFTF
v. Outputs: 1 CIP; 16 BFTF meetings; 4 sets of outreach material; 8 community meetings
Task 3: Site Assessments
i. QEP will submit a Quality Assurance Project Plan (QAPP) for EPA approval; complete site eligibility forms for EPA approval; request petroleum determinations from DHEC; perform Phase I ESAs in accordance with ASTM Standard E1527-13 (or -21 when adopted) and the EPA All

Appropriate Inquiry Final Rule; conduct Phase II ESAs in accordance with ASTM E1903-19 upon approval of Site-specific QAPPs (SSQAPPs); draft Health & Safety Plans (HASP) for field work; and complete Asbestos (ACM) and Lead-based Paint (LBP) surveys and other assessments depending on the need at each priority site. <i>Health monitoring will not be included.</i>
iii. Anticipated Project Schedule: Oct 2024 – Mar 2027; QAPP 1 st quarter; Phase I ESAs and ACM & LBP surveys 2 nd - 13 th quarter; Phase II ESAs 3 rd - 14 th quarter
iv. Task/Activity Lead: QEP with oversight from the GCRA Project Manager
v. Outputs: 1 QAPP; 20 Phase I ESAs; 16 ACM/LBP Surveys; 12 SSQAPPs; 12 HASPs; and 12 Phase II Reports
Task 4: Cleanup & Reuse Planning
i. QEP will develop Analysis of Brownfields Cleanup Alternatives (ABCA) reports for sites with contamination. The ABCA will identify potentially applicable remediation alternatives for the site by comparing potential land uses with the environmental impacts associated with properties and steps required to redevelop the property. The level of remedial action can then determine how to best meet community needs. The QEP will also develop abatement designs for ACM. Additionally, the consultant will create individual reuse plans and visioning concepts for the sites.
ii. Anticipated Project Schedule: Oct 2024 – Jun 2027; ABCAs 5 th – 15 th quarter
iii. Task/Activity Lead: QEP with oversight from the GCRA Project Manager
iv. Outputs: 8 ABCAs; 8 ACM Abatement Plans; 10 Redevelopment Plans

3.a.ii. Identifying Additional Sites:

GCRA will work with the coalition members and the BFTF to identify and prioritize additional sites beginning in the fifth quarter of the project. GCRA will continue to target areas in the underserved unincorporated areas of the county and the former mill villages. Sites will be prioritized based on community need (as measured by census data and EPA's EJScreen); the environmental, economic, and social impact of the site on the surrounding community; and, the redevelopment potential of the site.

3.b. Cost Estimates:

The following cost estimates are based on our previous brownfield grant experience.

Task 1 – Project Management & Reporting:

Personnel: Average of 12 hours of staff/month (12x48x\$40/hr) = **\$23,040**
Fringe: 35% fringe rate x Personnel total (0.35x\$23,040) = **\$8,064**
Travel Costs: 2 staff attend 2 regional workshops (2x2x\$750/person), 2 staff attend 3 national conferences (2x3x\$1,500/person) = **\$12,000**
Contractual Costs: 48 project team meetings (48x\$325); 16 Quarterly Reports (16x\$250); 1 final summary report (\$3,400); quarterly ACRES updates (16x\$250) = **\$27,000**

Task 2 – Community Outreach:

Personnel: Average of 9 hours of staff/quarter (9x16x\$40/hr) = **\$5,760**
Fringe: 35% fringe rate x Personnel total (0.35x\$5,760) = **\$2,016**
Supplies: Presentation materials, printing costs (16x\$250) = **\$4,000**
Contractual Costs: Community Involvement Plan (\$3,000); Quarterly BFTF meetings (16x\$750); 4 sets of outreach materials (4x\$750); 8 meetings (8x\$500) = **\$22,000**

Task 3 – Site Assessments:

Personnel: Average of 1 hours of staff/month (1x48x\$40/hr) = **\$1,920**
Fringe: 35% fringe rate x Personnel total (0.35x\$1,920) = **\$672**
Contractual Costs: 1 QAPP (1x\$3,000); 20 Phase I ESAs (20x\$3,500); 16 ACM/LBP Surveys (16x\$7,500); 12 SSQAPPs, HASPs, & Phase II ESAs (12x~\$40,649.33 avg) = **\$680,792**

Task 4 – Cleanup & Reuse Planning:

Personnel: Average of 8 hours of staff/month (8x48x\$40/hr) = **\$15,360**

Fringe: 35% fringe rate x Personnel total (0.35x\$15,360) = **\$5,376**

Contractual Costs: 8 ABCAs (8x\$5,000); 10 Redevelopment Plans (10x\$12,000 avg); 8 ACM Abatement Plans (8x\$4,000) = **\$192,000**

OVERALL PROJECT BUDGET TABLE

Budget Categories	Project Management	Community Outreach	Site Assessments	Cleanup & Reuse Planning	Total
Personnel	\$23,040	\$5,760	\$1,920	\$15,360	\$46,080
Fringe	\$8,064	\$2,016	\$672	\$5,376	\$16,128
Travel	\$12,000	\$-	\$-	\$-	\$12,000
Supplies	\$-	\$4,000	\$-	\$-	\$4,000
Contractual	\$27,000	\$22,000	\$680,792	\$192,000	\$921,792
Total Direct Costs	\$70,104	\$33,776	\$683,384	\$212,736	\$1,000,000
Total Indirect Costs	\$-	\$-	\$-	\$-	\$-
Total Budget	\$70,104	\$33,776	\$683,384	\$212,736	\$1,000,000

3.c. Measuring Environmental Results:

The project team (GCRA personnel, non-lead coalition members, QEP, DHEC and EPA project managers) will meet monthly by conference call to review project activities, accomplishments, schedule, and budget to ensure project goals are being met and take corrective actions, if necessary. The project's progress will primarily be measured by the production of deliverables (see outputs in Sec.3.a.v) and expenditure of funds. In addition, the team will track: # of BFTF meetings and attendees; # community meetings and participants; # of presentations delivered to local community groups and organizations; acres assessed; acres ready for reuse; amount of leveraged funding; jobs created. These metrics will be tracked throughout the project and reported in our Quarterly Reports. Property specific information will be entered into the online ACRES database.

4. PROGRAMMATIC CAPABILITY & PAST PERFORMANCE:

4.a. Programmatic Capability:

4.a.i. Organizational Capacity, 4.a.ii. Organizational Structure, & 4.a.iii. Description of Key Staff:

Established in 1974, GCRA works to holistically improve communities in Greenville County. Through community partnerships and administering grant funds, GCRA works to build a better quality of life for the citizens of Greenville County. As such, Ms. Imma Nwobodu, Program Director for GCRA, previously managed and implemented the successful EPA Brownfields Assessment Grant and two EPA Brownfield Cleanup grants for the cleanup of the former Poe Mill Site. Ms. Nwobodu will again serve as the Project Manager for this project, as she has over 25 years of public agency management experience. Since 2008 she has managed special funding programs totaling about \$6M annually. She holds Master's Degrees in Business Administration (MBA), Management/Project Management, and Urban and Regional Planning. Mr. Jose Reynoso, Associate Community Development Planner, will support the program as Assistant Project Manager with a focus on community involvement. Mr. Reynoso has been employed with GCRA since 2016, managing federal funds, like the CDBG and ESG funds. In 2020, he was instrumental in the management of GCRA's \$7 million COVID-19 grant to address the needs of those impacted by the pandemic. He graduated from Lander University, earning bachelors' degrees in Accounting and Physics. Mr. John Castile, GCRA Executive Director, will provide oversight and support for financial tracking and grant reporting. Mr. Castile was the City Manager for the Greenville, SC

(2010-2018), where he managed 1,000 employees and an annual budget of \$190M. At GCRA, he administers Federal funding for five municipalities in Greenville County.

4.a.iv. Acquiring Additional Resources:

GCRA will contract with a QEP to lead the environmental assessment and cleanup planning tasks and support outreach, redevelopment planning, and project reporting tasks. In September 2022, GCRA released a Request for Qualifications (RFQ) for firms to provide brownfield consulting services for a 5-year period in accordance with 2 C.F.R. 200 and 2 C.F.R. 1500 for this project and selected a qualified contractor in a competitive process. A task order for this grant project will be negotiated in June 2023 after notification of the award by the EPA, so that the contractor will be ready to initiate grant activities at the start of the project. If needed, GCRA is prepared to conduct a similar, compliant process to procure additional resources during the project.

4.b. Past Performance & Accomplishments:

4.b.i. Currently Has or Previously Received an EPA Brownfields Grant:

4.b.i.(1) Accomplishments:

GCRA successfully concluded an EPA Community-wide Brownfields Assessment Grant (BF-00D11713-0). GCRA completed 19 Phase I ESA (148 acres), 4 Phase II ESAs (11.72 acres), 2 Asbestos Surveys, 1 Asbestos Abatement Design, and 2 Redevelopment Plans. The Former Spinning Mill is undergoing redevelopment into a multi-family housing and commercial space. Redevelopment is completed at the Furman Hall Road Property, where Greenco Beverage Co. built a 120,000-square foot distribution center. GCRA also completed the EPA Brownfields Cleanup Cooperative Agreement – Poe Mill (BF-00D11613-0). GCRA removed and disposed of 11,504 tons of contaminated debris and 1 ton of asbestos to clean up 11 acres. All outputs and outcomes have been entered into ACRES.

4.b.i.(2) Compliance with Grant Requirements:

For both the assessment and cleanup grants, GCRA completed all required quarterly progress reports, the project's final report, DBE reports, and FSRs – all reports were submitted in a timely and acceptable fashion. The primary challenge for GCRA was addressing all of the brownfields sites with the funding provided by the assessment grant. All site-specific information was entered in ACRES. All funding was expended by the completion of both projects.

Threshold Criteria for Assessment Coalition Grants

1. APPLICANT ELIGIBILITY:

(a) Applicant Type: Redevelopment Authority

(b) Eligibility: The Greenville County Redevelopment Authority (GCRA) is a redevelopment authority sanctioned by the State of South Carolina and established by Greenville County. GCRA was a recipient of a Brownfields Assessment Grant (2013 – 2016) and a Brownfields Cleanup Grant (2013 – 2015).

2. NUMBER OF NON-LEAD COALITION MEMBERS AND TARGET AREAS:

3 – City of Fountain Inn, City of Simpsonville, and United Housing Connections

3. ELIGIBILITY OF NON-LEAD COALITION MEMBERS:

The Cities of Fountain Inn and Simpsonville are general-purpose units of local government as defined under 2 CFR 200.64. United Housing Connections is a non-profit with tax-exempt status under section 501(c)(3) of the Internal Revenue Code.

4. EXISTING BROWNFIELDS GRANTS TO NON-LEAD MEMBERS:

The non-lead coalition members consisting of City of Fountain Inn, City of Simpsonville, and the community-based, nonprofit, United Housing Connections are not recipients of an open cooperative agreement for MARC Grant funding and have never been a recipient of MARC Grant funding.

5. COALITION AGREEMENT:

Letters of commitment from the non-lead coalition members, City of Fountain Inn, City of Simpsonville, and United Housing Connections, are included as attachments.

6. COMMUNITY INVOLVEMENT:

A series of community meetings in conjunction with the development of the 2019 Greenville County Comprehensive Plan showed the need for an EPA Brownfields Assessment Grant for our target areas. We used a Brownfields Task Force (BTF) very successfully with good stakeholder input in our previous EPA Brownfields Assessment and Cleanup Grants. We will establish a BTF for this project, and members will meet quarterly in open community meetings to review the project status, provide feedback to administrators, and vote on key decisions such as site selection. In between meetings, BTF members will communicate via e-mail or phone to ensure that project activities are able to move forward without interruption. The BTF will solicit, conscientiously consider, and provide timely responses to all community input received through outreach and communication methods. We will maintain a Brownfields page on our website, which will provide a background on the project, key accomplishments, and contact information, and printed materials. We plan to hold community meetings supported by BTF team members,



as requested by community members and/or at key points along the project timeline to disseminate information, answer questions, solicit inputs, and engage residents. Also, we plan to hold redevelopment planning sessions to gather input into site reuse concepts where we will share environmental considerations and other factors to discuss potential opportunities for target properties.

7. EXPENDITURE OF EXISTING GRANT FUNDS:

GCRA does not have an open EPA Brownfields Assessment Grant or Multipurpose Grant.

8. CONTRACTORS AND NAMED SUBRECIPIENTS:

GCRA has selected a contractor in compliance with the fair and open competition requirements in 2 CFR Part 200. A Request for Qualifications was posted on GCRA's website on September 19, 2022 for Brownfields Initiative - Professional Consulting Services. In accordance with GCRA's normal procurement practices, the RFQ was also posted on the South Carolina Business Opportunities website (<https://scbo.sc.gov>) on September 19, 2022. Responses/Statement of Qualifications were received from five contractors on October 5, 2022. The responses/statement of qualifications were reviewed and a recommendation on the most qualified contractor was presented to the Board Members at the October 25, 2022 meeting. The Board approved moving forward with the selected contractor.