1. **Applicant Identification**
   Economic Development Authority of the City of Lynchburg, Virginia
   900 Church Street
   Lynchburg, VA 24504-1620

2. **Funding Requested**
   a. **Assessment Grant Type:** Community-wide
   b. **Federal Funds Requested:**
      i. $500,000
      ii. N/A – Not Site-Specific

3. **Location:**
   City of Lynchburg, Virginia

4. **Target Area and Priority Site/Property Information:**
   • **Target Area and Census Tract**
     | Target Area     | Census Tract |
     |-----------------|--------------|
     | Dearington      | 7            |
     | Tyreeanna/White Rock Hills | 19          |
   • **Addresses of Priority Sites**
     1. Jefferson Park, 405 York Street, Lynchburg, VA 24501
     2. Former Intermet Site, 1651 Concord Pike, Lynchburg, VA 24504
     3. VDOT Site, 5206 Pleasant Valley Road, Lynchburg, VA 24504
5. Contacts
   
a. Project Director / AOR
   Marjette G. Upshur, Director
   Economic Development Authority of the City of Lynchburg
   900 Church Street
   Lynchburg, VA 24504-1620
   Phone: 434-455-4490
   E-mail: marjette.upshur@lynchburgva.gov

b. Chief Executive/Highest Ranking Elected Official
   MaryJane Dolan, Mayor
   City of Lynchburg
   900 Church Street
   Lynchburg, VA 24504-1620
   Phone: (434) 455-3990
   E-mail: maryjane.dolan@lynchburgva.gov

6. Population
   
   City of Lynchburg 79,009¹

¹ US Census Bureau, 2020 Census Data
7. **Other Factors Checklist**

<table>
<thead>
<tr>
<th>Other Factors</th>
<th>Page #</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community population is 10,000 or less.</td>
<td></td>
</tr>
<tr>
<td>The applicant is, or will assist, a federally recognized Indian tribe or United States territory.</td>
<td></td>
</tr>
<tr>
<td>The priority brownfield site(s) is impacted by mine-scarred land.</td>
<td></td>
</tr>
<tr>
<td>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).</td>
<td></td>
</tr>
<tr>
<td>The priority site(s) is in a federally designated flood plain.</td>
<td>2</td>
</tr>
<tr>
<td>The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; OR will incorporate energy efficiency measures.</td>
<td></td>
</tr>
<tr>
<td>30% or more of the overall project budget will be spent on eligible reuse/area-wide planning activities for priority brownfield site(s) within the target area(s).</td>
<td>8</td>
</tr>
<tr>
<td>The target area(s) is located within a community in which a coal-fired power plant has recently closed (2011 or later) or is closing.</td>
<td></td>
</tr>
</tbody>
</table>

8. **Letter from the State Environmental Authority:** Attached
November 9, 2021

Marjette Upshur, Director
Economic Development Authority of the City of Lynchburg
City of Lynchburg
900 Church Street, 2nd Floor
Lynchburg, VA 24504

VIA ELECTRONIC MAIL

Subject: Acknowledgement and Support
USEPA’s Community Wide Brownfields Assessment Grant
EPA-OLEM-OBLR-21-04
City of Lynchburg

Dear Ms. Upshur:

The Virginia Department of Environmental Quality (DEQ) is in receipt of your request for support to the above referenced Brownfields Grant application. The request will be for a community-wide EPA Brownfields Assessment grant for the City of Lynchburg. As long term partners in your brownfields revitalization efforts we are thrilled to add our support for the subject EPA grant proposal.

It is our understanding that two target areas and three sites are being considered in this application. The two target areas are adjacent to downtown Lynchburg with Dearington neighborhood to the northwest of Downtown and Tyreeanna/White Rock Hill neighborhood to the southeast of Downtown. DEQ realizes these grant funds are absolutely critical to moving sites forward and encouraging redevelopment. We have been working closely with Lynchburg to help leverage and maximize previous brownfields funding for more than a decade and will continue that partnership moving forward. The DEQ Brownfields Program is pleased to provide our support for this grant proposal and feels that if successful the grant funds will play a vital role in continuing revitalization and redevelopment efforts.
Acknowledgement and Support
USEPA’s Community Wide Brownfields Assessment Grant
EPA-OLEM-OBLR-21-04
City of Lynchburg

It is our sincere hope that this EPA proposal will be equally successful, and the City of Lynchburg will be able to leverage funds to stimulate economic development and revitalization within the target area. If I can be of further assistance, please don’t hesitate to call me at (804) 698-4064.

Sincerely,

Vincent A. Maiden, CPG
Brownfields Program Coordinator

ec: Nikki Herschler – DEQ-BRRO
    Meade Anderson – DEQ - CO
    Lisa Kitchens – Draper Aden
1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1.a Target Area and Brownfields

1.a.i Background and Description of Target Area: The City of Lynchburg, Virginia, began its history in 1757 as the location of Lynch’s Ferry, where ferry services allowed traffic to cross the James River to New London 11 miles south. A century later, the area had become the City of Lynchburg, and industries including plug tobacco manufacturing, foundries, and textiles manufacturing fueled the economy. Slave trading was also a prominent economical driver. Known as the “Pittsburg of the South”, Lynchburg became the wealthiest city in the US on a per capita basis by the late 19th century. However, struggles with competition from foreign exports in the 1950s started the decline in the manufacturing industry. In addition, a decision to route interstate I-64 through Charlottesville rather than Lynchburg left the city as the largest city in Virginia that is not served by an interstate, further restricting its ability to grow.

Lynchburg now faces numerous economic hardships and environmental injustices as a result of its past. The target areas in particular, Tyreeanna and White Rock Hills (Tyreeanna/WRH) area (Census Tract 19) and the Dearington neighborhood (a portion of Census Tract 7), have significant environmental justice (EJ) issues and are disadvantaged communities. Located adjacent to and southeast of downtown Lynchburg, the Tyreeanna/WRH area provides a stark contrast to the downtown – two former landfills, a wastewater treatment plant, and multiple former industrial brownfield sites populate this area, resulting in reduced property values and high EJ issues. In addition, infrastructure is limited given the topography of the area, resulting in a lack of sewer systems and low walkability, a difficulty for the neighborhood’s aging population. The Dearington neighborhood, also located adjacent and to the west of downtown Lynchburg, has a long history of environmental injustice. Segregation, redlining, and public housing that perpetuated racial segregation has led to unfair actions towards the neighborhood such as converting a local swimming pool into one of four landfills in the area. The former landfill has since posed risks to the community as methane emissions and waste exposure have been discovered onsite. As a result, both neighborhoods have EJSCREEN EJ Indexes above the 85th state percentile for all environmental variables except for Superfund proximity.

Recognizing these past injustices, the Economic Development Authority of the City of Lynchburg (referred to as Lynchburg or the City) is actively engaging these communities to correct these issues and transforming these neighborhoods into areas in which the communities will take pride. Through strategic planning, the City will also be able to entice businesses to expand in these areas, thus achieving their comprehensive plan’s goals and vision to promote business vitality while building strong neighborhoods and protecting the natural environment.

1.a.ii. Description of Priority Brownfield Sites: Lynchburg has numerous brownfields to address within and outside of its target areas – at least a dozen brownfields have been identified in the Tyreeanna/WRH area, of which three are former industrial sites spanning 2+ acres. In the Dearington neighborhood, 4 former landfills lie beneath 20 land parcels in addition to vacant sites that also need to be assessed. Based on Lynchburg’s comprehensive plan, neighborhood plans, and historical maps, the City identified three priority sites out of these brownfields. The first priority site located in the Tyreeanna neighborhood is a Virginia Department of Transportation (VDOT) property consisting of 1 acre of cleared land at the heart of the Tyreeanna neighborhood that was used as part of right-of-way construction, maintenance, and utility relocation activities for a safety improvement project along US 460. Having completed the
project, VDOT plans to sell the property. The City is ready to purchase it to convert that parcel and adjacent parcels into pocket parks connected by a greenway to promote outdoor activity and community gathering places where there currently is no such area in the neighborhood. Because of the new attractiveness of the site, the City anticipates that commercial businesses will also be attracted to the area. This grant will help with assessments associated with purchasing the property given possible petroleum spills and heavy metals onsite due to construction and utilities activities. The second priority site located in the Tyreeanna/White Rock Hill area is the Intermet foundry site on 7 acres of land that is on a federally designated flood plain. The City has already cleared former foundry structures so that it can convert the site into an outdoor recreation area overlooking the James River. Permanent concession stands and services will be located at the site to support community gatherings, promote small businesses, and potentially support the redevelopment of adjacent buildings. Redevelopment of this site will most likely spur the revitalization of an adjacent brownfield (an 1895 building housing the former Lynchburg Hardware Manufacturing Company), which a developer would like to redevelop as a hotel and event space. Considered by the City and the EPA as a high value site with great redevelopment likelihood, the City has already performed initial assessments on the Intermet site using its current EPA assessment grant and found indications of VOCs and other soil contamination. Additional assessments, conceptual plans, and market studies are needed to investigate findings from previous assessments, determine the best redevelopment option, and achieve stakeholder buy-in. The final priority site, the Jefferson Park landfill, is in the Dearington neighborhood, which has been subjected to multiple acts of racial discrimination, from redlining to closure of amenities such as the neighborhood pool to convert the area to a landfill. The city plans to transform this vacant, 7-acre field back into a community outdoor gathering place with multiple amenities, including basketball courts and walking trails, which will promote outdoor activities, increase housing values, and entice commercial businesses to the area. Issues with the landfill, including erosion leading to waste exposure and methane detections, mean that more assessment is required prior to redevelopment to determine health and geotechnical concerns.

1.b. Revitalization of the Target Area

1.b.i. Reuse Strategy and Alignment with Revitalization Plans: Lynchburg is striking a strategic balance of both promoting economic opportunities and improving the quality of life of its citizens, which is outlined in its Comprehensive Plan and neighborhood plans. The plans to redevelop the 3 priority sites as described in Section 1.a.ii. come directly from their respective neighborhood plans and focus on community input along with economic factors. The Tyreeanna/Pleasant Valley Neighborhood Plan (Tyreeanna Plan), whose revision began in 2019 and is ongoing, emphasizes a sense of community and maintaining its natural beauty while improving accessibility and the economy in the area. The plan highlights the VDOT and adjoining properties as a way to catalyze community and economic growth in the area through a greenway with attractive features such as pocket parks with recreational facilities. The plan anticipates that businesses will be enticed to this area and thereby inject money into the economy and provide much needed and accessible services to the community. The plan also intends to strengthen the connection between Tyreeanna and Downtown Lynchburg through improvements to the Lower Basin Historic District, a former industrial section of White Rock Hill and where the Intermet priority site is located. By transforming the Internet site and other former industrial properties into a recreational park with amenities and a major greenway, both White Rock Hill and Tyreeanna neighborhoods will benefit economically and socially with this added connection. Tyreeanna will also benefit by having expanded pedestrian and biking options that lead directly into Downtown.

The Dearington Neighborhood Plan, which was revised in 2021, also focuses on recreational areas to improve the community’s quality of life but also emphasizes the need to highlight the community’s cultural history. The plan specifically states, “Remnants of past City transgressions will be turned on their head as renewed investment will transform previously neglected spaces into valuable assets”, then specifically calls attention to Jefferson Park as the main redevelopment project. The City plans to achieve
this transformation by revitalizing the neglected park with amenities such as playing fields and an outdoor gathering place and memorial where the pool once was. These changes will immediately improve the aesthetics and physical activity within the community, therefore improving physical and mental health, and will also entice businesses to the area due to an updated and attractive location.

1.b.ii Outcomes and Benefits of Reuse Strategy: By revitalizing the priority sites into community and recreation areas, multiple outcomes will be achieved, including the following: 1.) 16 acres made ready for reuse, 2.) removal of legacy pollutants, 3.) new assets in the form of parks, recreation areas, and outdoor community centers instead of liabilities, 4.) increased recreational activity and social gatherings, 5.) business growth and additional redevelopment within the target areas, and 6.) increased property values. The benefits of these outcomes will have a major impact on the residents of the target areas and the surrounding communities, including the following: 1.) increased mental and physical health, especially to disadvantaged communities adjacent to the priority sites, 2.) stronger community ties, 3.) correction of past environmental injustices towards disadvantaged communities and therefore more trust between the City and communities, and 4.) less poverty due to increased economic opportunities.

1.c. Strategy for Leveraging Resources

1.c.i. Resources Needed for Site Reuse: Lynchburg noted multiple funding resources in the Dearington and Tyreeanna neighborhood plans in anticipation of the need for funding. The following table outlines the resources available and their uses at every stage of redevelopment. Lynchburg has managed to identify over $900,000 of City funds in the past 6 years for target area redevelopment projects, which can act as leverage for grant requirements and demonstrates the City’s commitment to these areas.

<table>
<thead>
<tr>
<th>Resource</th>
<th>Redevelopment Stage (Fund Amount)</th>
<th>Use Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Virginia Brownfields Assistance Fund (VBAF)</td>
<td>Assessment ($50,000) Remediaion ($500,000)</td>
<td>Assessment/remediation of one site. EPA assessment grant can act as leverage.</td>
</tr>
<tr>
<td>USEPA Brownfields Cleanup Grant</td>
<td>Remediation ($500,000)</td>
<td>Remediation of one site.</td>
</tr>
<tr>
<td>CDBG and HOME Funds (US HUD)</td>
<td>Site Redevelopment, Infrastructure (Varies)</td>
<td>Various projects including neighborhood projects, infrastructure, and spot blight acquisitions and dispositions</td>
</tr>
<tr>
<td>Capital Improvement Plan (CIP) (City of Lynchburg)</td>
<td>Site Redevelopment (Varies)</td>
<td>A portion of undesignated funds balance for small capital construction projects</td>
</tr>
<tr>
<td>Choice Neighborhood Program (US HUD)</td>
<td>Site Planning and Redevelopment ($30 million with 5% match)</td>
<td>Specific to Dearington. Includes neighborhood revitalization plans, drainage and sidewalk improvement, utilities.</td>
</tr>
</tbody>
</table>

1.c.ii Use of Existing Infrastructure:

The priority sites have either been cleared of any structures (Intermet) as part of plans for redevelopment or have not had any structures on them recently (VDOT, Jefferson Park). These sites are therefore ideally suited for outdoor recreation areas, which do not require significant structures. Since all priority sites are surrounded by existing infrastructure such as roadways and utilities, any infrastructure requirements at the sites can easily be met by extending existing infrastructure, which has the capacity to accommodate the sites’ reuse purposes. Where some improvements may be necessary to adapt the sites to their intended uses, Lynchburg can facilitate upgrades with the resources identified in Section 1.c.i. Any heavy development at the Jefferson Park Landfill site may require prior, substantial subsurface evaluation and stabilization but is ideally suited for reuse and surrounding redevelopment as proposed with minimal effort, including post-assessments and remediation if required.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a. Community Need

2.a.i. The Community’s Need for Funding:
The economic and demographic conditions in Lynchburg, particularly in the census tracts where Dearington and Tyreeanna/WRH target areas are located, clearly demonstrate the need for funding. The City’s poverty rate is almost double the state of Virginia’s, unemployment is 26% greater than the State’s, Median Household Income (MHI) is 62% of the State’s, and local property values are 58% of the State’s. The target areas suffer from even more distressing conditions with poverty rates 3 times as high as the State’s (Dearington), unemployment rates more than double the State’s (Tyreeanna/WRH), and property values 28% or below the State’s. The Dearington neighborhood most likely has even more troubling numbers as it comprises less than 50% of Census Tract 7, the rest of which is more affluent.

Although Lynchburg has a reasonably large population (79,000 residents), almost 20% of their residents live in poverty, and Lynchburg’s resources are stretched thin in maintaining basic services, addressing current community issues, and funding future developments so that the City can address its economic and community needs. The City therefore does not have dedicated funding for such environmental assessments except through these brownfields assessment grants.

2.a.ii Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Population: Both the Dearington and Tyreeanna/WRH target areas include multiple sensitive populations, including minorities (66% and 69%, respectively), populations below poverty levels (31% and 22%, respectively), children under 18 in poverty (44% and 33%, respectively), elderly in poverty (31% in Dearington), and female single parents with children (59% and 51%, respectively). The severity of their welfare issues is all the starker when compared to other populations in the State. The target areas’ EJSCREEN demographic indexes, a combined measure of People of Color and low income, indicate that the target areas are in the 94%ile in the state, making them one of the most disadvantaged areas in the State.

These demographics lack the resources to protect against exposure risks to environmental contaminants from the priority sites, such as landfill gases at Jefferson Park and in the Tyreeanna neighborhood, and exposure to heavy metals, petroleum, and other chemicals at the Intermet and VDOT sites. This grant will facilitate the identification of risks to these sensitive populations at these sites and other brownfields. The neighborhood plans outline future site uses that will guide the City on how to address or remediate environmental issues found through assessments.
(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: Census tract level health statistics are not available for the target areas; however, statistics for the US and State, combined with modeled data from the CDC at the City and census tract level, indicate significant health concerns within the target areas. Modeled data show that the City of Lynchburg has approximately equivalent or greater-than-normal incidences of health conditions including cancer, asthma, and low birth weight (often associated with birth defects) when compared to the US or Virginia. The numbers for the target areas’ census tracts reveal even worse conditions within the target areas with some conditions such as asthma being greater than 40% of State prevalence. Given that many structures with associated environmental risks (former foundries, former landfills) are concentrated in the target areas, it can be inferred that these areas would have a higher prevalence of health issues. The data, when compared to the State, show that not only do the City and target areas have higher asthma rates, but they have higher percentages (up to 64% greater) of high blood pressure, heart disease, diabetes, and poor mental and physical health than the State.

The priority sites and other brownfields in the area can directly contribute to these health problems. All priority sites due to their former activities have the potential to contain contaminants such as heavy metals that can cause cancer and birth defects, contaminated particulates that can become airborne if disturbed and exacerbate asthma or cause cancer, and petroleum products and other chemicals that can cause cancer or other health impairments. The Jefferson Park landfill also has had a history of waste exposure, methane emissions, and possible leachate runoff, adding dangerous gases and other contaminants like PCBs to the surrounding neighborhood where children may inhale or ingest them.

The plans for converting the priority sites into outdoor areas resolve these health issues in two ways. First, in the process of site redevelopment, the source of airborne particulates that exacerbate asthma or heavy metals that contribute to cancer and birth defects will be removed or mitigated, which decreases exposure and therefore adverse health conditions. Second, the outdoor areas will promote physical activity, replace eyesores with aesthetically pleasing landscapes, and achieve both target area communities’ desires as noted in their plans, which will improve physical and mental health.

(3) Promoting Environmental Justice: Across all environmental indicators shown below, the Dearington and Tyreeanna/WRH target areas’ EJ Indexes are in the 87th percentile or above in the state, indicating that a significant proportion of low income and People of Color populations are exposed to environmental risks such as proximity to buildings with lead-based paint and facilities that increase cancer risks and respiratory hazards. Former and current facilities can contribute to these environmental risks, including 4 former landfills in Dearington; 2 former landfills, a wastewater treatment plant, and a convenience center in Tyreeanna; and at least 4 former industrial properties in White Rock Hills. The City is now actively correcting these
environmental injustices as outlined in the target areas’ neighborhood plans, which acknowledge the need for assessment and structural evaluation as part of the process for redeveloping priority sites like the former landfills. The grant will help to a large extent in evaluating priority sites for environmental risks, such as conducting Phase II ESAs at all priority sites to determine if heavy metals, solvents, PCBs, and other contaminants exist onsite in the soil or groundwater and evaluating methane emissions at the landfill. This critical assessment step will help move the sites closer towards redevelopment into outdoor recreational facilities that will promote physical activity, increase property values, and strengthen community bonds, all of which help rectify environmental injustices. Furthermore, assessing these priority sites will help unearth and address environmental impacts at adjoining and neighboring properties, further repairing decades of environmental injustice.

2.b. Community Engagement:

2.b.i. / 2.b.ii Project Involvement and Project Roles: Lynchburg has identified partners that will support all stages of site selection and redevelopment and ensure community involvement. The City has a Brownfields Redevelopment Advisory Group (BRAG) consisting of staff and officials from complementary City departments, educational organizations, health centers, and community organizations with outreach capabilities to the target areas and disadvantaged communities. These representatives were chosen so that site selection, prioritization, and redevelopment efforts can be informed by experts in fields that span economics, education, health, and community advocacy. The following Project Partners have committed to participate in the program:

<table>
<thead>
<tr>
<th>Partner Name</th>
<th>Point of Contact / Email / Phone</th>
<th>Specific Role in Project</th>
</tr>
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<tbody>
<tr>
<td>Lynchburg Community Development Department</td>
<td>Kent White, Director&lt;br&gt;<a href="mailto:kent.white@lynchburgva.gov">kent.white@lynchburgva.gov</a>&lt;br&gt;434-455-3900</td>
<td>BRAG member. Lead and advise in site identification, selection, and prioritization. Provide information and coordinate with developers, businesses, and communities.</td>
</tr>
<tr>
<td>Lynchburg Parks and Recreation</td>
<td>Jennifer Jones, Director&lt;br&gt;<a href="mailto:jenny.jones@lynchburgva.gov">jenny.jones@lynchburgva.gov</a>&lt;br&gt;434-455-5858</td>
<td>BRAG member. Advise and guide site identification, selection, prioritization, and redevelopment efforts. Provide meeting space.</td>
</tr>
<tr>
<td>Community Access Network</td>
<td>Christy Luc, Partnership for Healthy Communities Director&lt;br&gt;<a href="mailto:info@communityaccessnetwork.org">info@communityaccessnetwork.org</a>&lt;br&gt;434-200-3366</td>
<td>BRAG member. Health advisor and advocate for community health needs, particularly in brownfields redevelopment.</td>
</tr>
<tr>
<td>Lynchburg Regional Business Alliance</td>
<td>Jamie Glass, Director of Economic Development&lt;br&gt;<a href="mailto:jglass@lynchburgregion.org">jglass@lynchburgregion.org</a>&lt;br&gt;434-845-5966 ext.11</td>
<td>BRAG member. Provide guidance on site selection and prioritization based on business potential. Promote efforts on website. Workforce development.</td>
</tr>
<tr>
<td>Humankind (charity organization)</td>
<td>Lauren Barnes, Community Relations Specialist&lt;br&gt;<a href="mailto:lbarnes@humankind.org">lbarnes@humankind.org</a>&lt;br&gt;434-384-3131</td>
<td>Advise on youth and family services and community wellness resources and needs to inform site redevelopment. Solicit community input on site selection and redevelopment.</td>
</tr>
<tr>
<td>Lynchburg City Schools</td>
<td>Dr. Crystal M. Edwards, Superintendent&lt;br&gt;<a href="mailto:edwardscm@lcscedu.net">edwardscm@lcscedu.net</a>&lt;br&gt;434-515-5070</td>
<td>Advise and support educational efforts. Solicit community input on site prioritization, selection, and redevelopment through Community Conversations program. Provide meeting space.</td>
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2.b.iii. Incorporating Community Input: Lynchburg will use a hybrid approach to communicate project progress and receive and incorporate feedback from the local community in consideration of COVID-19 and the community’s capabilities and limitations. In-person and virtual meetings will be organized with consideration for different work schedules, and meetings will be advertised through BRAG members via digital (e.g., e-mail, website) and physical (e.g., fliers, local print) forms. In-person meetings will be organized at locations within the target areas and will be held outside when possible or inside with adherence to COVID-19 social distancing requirements. Lynchburg will also host virtual meetings. The City has implemented both virtual and in-person, socially-distanced meetings in 2019 and 2020 when
engaging the community in developing neighborhood strategic plans. Lynchburg will solicit input on site selection, prioritization, and redevelopment during in-person and virtual meetings and local events, and through online and e-mail surveys such as SurveyMonkey, which the City has used to solicit community input. Core stakeholder groups will be formed in each target area to include community organizations, property owners, businesses, and staff as well as relevant BRAG members. These stakeholder groups will act as the interface between the City, the BRAG, and the community to provide a means for dialogue beyond initial meetings and to incorporate and respond in an intentional way to community input on site prioritization, site selection, and reuse planning. Community Access Network, Humankind, and Lynchburg City Schools, by their very structure, can communicate and disseminate information directly to and act as representatives for disadvantaged communities. This method of communication using stakeholder groups benefits those communities where internet or phone access is limited. To accommodate linguistically isolated communities, all forms of media and meetings can be offered with bilingual options to better reach and serve all communities.

3. TASK DESCRIPTIONS, COST ESTIMATES AND MEASURING PROGRESS

<table>
<thead>
<tr>
<th>Task 1 – Program Administration / Community Engagement</th>
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<tbody>
<tr>
<td>i. Project Implementation: <strong>Cooperative Agreement Oversight</strong> includes program and financial management to ensure compliance with grant requirements; oversee data input to EPA’s ACRES database; attend brownfield-related training and conferences; and submit quarterly, annual, and final performance reports. <strong>Community Engagement</strong> includes coordinating and conducting meetings and developing materials. <strong>Grant-funded direct costs:</strong> Travel expenses (registration, airfare, lodging, and meals), supplies, and contractual costs for assistance with reporting and maintaining interactions with stakeholders. <strong>Non-EPA funded activities:</strong> In-kind staff oversight for administration, monitoring, reporting, and community engagement activities and attending training conferences.</td>
</tr>
<tr>
<td>ii. Anticipated Project Schedule: Procure Qualified Environmental Professional (QEP) (4.a.iii): Q1; ACRES and quarterly reports: quarterly and as needed; Annual and closeout reports: Q4, Q8, Q12; BRAG meeting: Q2 and quarterly thereafter; Other activities: Ongoing and as needed.</td>
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<tr>
<td>iii. Task / Activity Lead: AOR and Management Team with input/assistance from QEP and BRAG.</td>
</tr>
<tr>
<td>iv. Outputs: RFP/QEP Contract (1); Quarterly Reports (12 Total - 4/Year); Annual Reports (3); Closeout Report (1); Property Profile Forms/ACRES Site Entries (18); BRAG Meetings (12); Community Meetings (6); Conferences (4); Brochures (3); Media Releases (6); Web Page Content (3); Advertisement, printing, and supplies (5 events).</td>
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<tr>
<th>Task 2 – Site Inventory and Prioritization</th>
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<tr>
<td>i. Project Implementation: The City will prepare a GIS brownfields site inventory and database for sites in the target areas, including priority sites described in <strong>Section 1.a.ii.</strong> These properties will be compiled, mapped, characterized, and prioritized by the BRAG and City based on community vision and needs, and a pool of sites will be selected for assessment. No assessments will be conducted prior to confirming eligibility with EPA and DEQ if applicable for petroleum sites using Property Approval Questionnaires (PAQs). <strong>Grant-funded activities:</strong> Contractual costs to update, maintain inventory/database and prepare PAQs. <strong>Non-EPA funded activities:</strong> Staff oversight, site prioritization, and access coordination with property owners.</td>
</tr>
<tr>
<td>ii. Anticipated Project Schedule: Site inventory and database, prioritization, selection: Q2 – Q3, update monthly; Other activities: Ongoing and as needed.</td>
</tr>
<tr>
<td>iii. Task / Activity Lead: QEP will prepare/maintain inventory and PAQs with AOR/Management staff oversight, assistance with access coordination and work product review/approval. BRAG will provide input for site selection and prioritization.</td>
</tr>
<tr>
<td>iv. Outputs: Inventory/Database (1); Prioritization Matrix (1); New and/or updated PAQs (30)</td>
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<tr>
<th>Task 3 – Environmental Site Assessments (ESAs)</th>
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<tbody>
<tr>
<td>i. Project Implementation: Upon receiving eligibility approval and access from property owners, approximately 18 Phase I ESAs will be conducted beginning with priority sites. Time and costs for Phase I ESAs are contingent upon property size, existing improvements, past uses, and extent of...</td>
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</tbody>
</table>
known or suspected Recognized Environmental Conditions (RECs). Based on Phase I ESA results, approximately 5 sites will be addressed through Phase II ESAs, which include (a) project work plans, i.e., generic Quality Assurance Project Plan (QAPP), site specific Health and Safety Plans (HASPs), and Sampling and Analysis Plans (SAPs); (b) soil and groundwater sampling; (c) lab analyses and data validation; and (d) summary reports with recommendations for further action, if warranted. **Grant-funded activities:** Contractual costs for assessments, work plans and reports. **Non-EPA funded activities:** In-kind staff oversight, coordination with property owners, and review of work products prior to submittal to EPA.

ii. Anticipated Project Schedule: Phase I ESAs: Q3 – Q11 (after creating inventory database and priority list); Phase II ESAs: Q3 – Q11 (following review of Phase I’s and priority list)

iii. Task / Activity Lead: QEP with AOR oversight, assistance with property owner coordination and community input, and review/approval of work products.

iv. Outputs: Phase I ESA Reports (18); Phase II ESA Reports (5); Phase II ESA Planning Documents (11 Total): Generic QAPP (1), HASPs (5) and SAPs (5)

**Task 4 – Preliminary Planning for Remediation and/or Redevelopment**

i. Project Implementation: For some sites addressed through Phase II ESAs, preliminary remediation plans (Analyses of Brownfields Cleanup Alternatives or ABCAs) and associated cost estimates will be prepared to review alternatives for further environmental investigation and/or remediation, if warranted. Staff and QEP will also work with stakeholders to conduct preliminary redevelopment planning for selected target areas and/or sites to explore best reuse and economic potential. This may include reuse plans, marketing/feasibility studies, master plans, infrastructure evaluations, and conceptual development plans. **Grant-funded activities:** QEP costs for remediation and redevelopment plans. **Non-EPA funded activities:** Staff oversight, coordination with property owners and community partners to prepare plans and review/approve work products.

ii. Anticipated Schedule: Q3 – Q11

iii. Task / Activity Lead: QEP with AOR oversight, assistance with property owner coordination and community input, and review/approval of work products.

iv. Outputs: Site-Specific ABCAs (2); Site-Specific Redevelopment Plans / Studies for priority sites (4); Area-Wide Revitalization Plans / Studies for target areas (2)

### 3.b. Cost Estimates

The below *Project Budget Table* provides direct costs to the defined tasks and cost types.

<table>
<thead>
<tr>
<th>Budget Categories</th>
<th>Task 1 – Oversight / Community Engagement</th>
<th>Task 2 – Site Inventory / Prioritization</th>
<th>Task 3 – Environmental Site Assessments</th>
<th>Task 4 – Remediation / Redevelopment Planning</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Direct Costs</td>
<td>Travel: $5,500</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$5,500</td>
</tr>
<tr>
<td></td>
<td>Supplies: $1,500</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$1,500</td>
</tr>
<tr>
<td></td>
<td>Contractual: $21,600</td>
<td>$19,400</td>
<td>$302,000</td>
<td>$150,000</td>
<td>$493,000</td>
</tr>
<tr>
<td>TOTAL BUDGET</td>
<td>$28,600</td>
<td>$19,400</td>
<td>$302,000</td>
<td>$150,000</td>
<td>$500,000</td>
</tr>
</tbody>
</table>

3.b.i. / b.ii. Development and Application of Cost Estimates: The following table shows cost estimates for each task, the development of costs based on reasonable and realistic unit costs, and application of costs to task activities. Cost estimates include an allocation of 60% of funds towards site-specific assessments and 30% of funds towards reuse/area-wide planning activities.

**Task 1 – Administration / Community Engagement – $28,600 Direct & Contractual**

(a) Travel – $5,500 Total (Direct Expense) – Attendance of 1 national conference for 1 person and 3 state conferences for 2 people assuming the following unit costs (national/state): Conference registration: $200/$150; Transportation: $700/$200; Hotel: $150 per night for 3 nights/$100 per night for 2 nights; Meals: $70 per day for 4 days/$30 per day for 3 days

(b) Supplies – $1,500 Total (Direct Expense) – Advertisement, printing, supplies and promotional materials for 5 community-wide and/or site-specific events estimated @ $300 per event.

(c) Contractual – $21,600 Total – QEP assistance for reporting / grant administration: $750/quarter ($3,000/year, $9,000 total); and QEP assistance for community engagement activities including
development of communication materials: $1,050/quarter ($4,200/year, $12,600 total)

**Task 2 – Site Inventory and Prioritization – $19,400 Contractual**

(a) Develop and maintain a GIS brownfields site inventory mapping / database and site prioritization matrix estimated: $6,750 ($2,250 per community)
(b) Site access coordination assistance, preparation, and submittal of PAQs: $1,050/quarter ($4,200/year, $12,600 total)

**Task 3 – Environmental Site Assessments (ESAs)* – $302,000 Contractual**

(a) Phase I ESAs – Eighteen (18) @ $4,800 average – $86,400 total
(b) Phase II ESAs – Five (5) @ $40,000 average – $200,000 total
(c) Project Work Plans – Eleven (11) plans – $15,600 total, as follows:
   - Generic Quality Assurance Project Plan – 1 @ $4,100
   - Site-Specific Health & Safety Plans (HASPs)** – 5 @ $1,000 average – $5,000 total
   - Site-Specific Sampling & Analysis Plans (SAPs)** – 5 @ $1,300 average – $6,500 total

**Task 4 – Remediation / Redevelopment Plans – $150,000 Total – Contractual**

Based on site conditions following assessment, the City anticipates completing approximately nine (9) planning documents estimated as follows:
(a) Preliminary Site Remediation Plans (ABCAs) – 2 @ $15,000 average – $30,000 total
(b) Site-Specific Redevelopment/Reuse Plans/Studies – 4 @ $15,000 average – $60,000 total
(c) Area-Wide Redevelopment Plans/Studies – 3 @ $20,000 average – $60,000 total

* Unit costs for ESAs are estimates and may change depending on site-specific conditions.
** HASPs and SAPs will be combined into single report submittal.

3.c. Measuring Environmental Results: To maintain steady progress throughout the grant, the QEP will prepare *monthly reports to the City* in compliance with the approved *EPA Cooperative Agreement Work Plan*, which will summarize activities, e.g., milestones achieved, issues encountered, and budget and schedule updates. Progress will be measured by the outputs defined in *Section 3.a.iv.* and evaluated against the schedule in *Section 3.a.ii.* and costs defined in *Section 3.b.i.–b.ii.* Significant deviations will be discussed with the EPA Project Officer to develop corrective actions. Updates will be reported upon implementation and completion of each site-related task in *EPA’s ACRES database*, and the City will provide ongoing (quarterly, at a minimum) and post-grant information describing outcomes and benefits of the funding, including additional funds leveraged, jobs created, acres made ready for redevelopment, and private investment and tax revenue generated by the program.

(d) **PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

4.a. Programmatic Capability

4.a.i. / 4.a.ii. / 4.a.iii. Organizational Capacity, Organizational Structure, and Description of Key Staff: The following table provides the future brownfield program’s organizational structure and a description of the experience and qualifications of the key staff. Given their education and professional experience, including their current position with the City, the key staff fulfill roles that provide the technical, administrative, and financial capacity to provide oversight, management and administration of the grant. If additional staff or resources are required, the City will seek in-house to fulfill the need.

**AUTHORIZED ORGANIZATIONAL REPRESENTATIVE (AOR): Marjette Upshur, Director, EDA**

Ms. Upshur has over 17 years of experience in local government administration with the City and has overseen numerous projects funded through federal, state, local and private sources. With her proven leadership and communication skills and organizational expertise, she and her staff will work directly with representatives of individual sites and adjoining property owners for site access required for assessment activities and will guide redevelopment planning and property marketing efforts in the future.

**ADMINISTRATIVE: Anna M. Bentson, Assistant Director, EDA**

Ms. Bentson will provide administrative support to the AOR, and leads marketing, entrepreneurship, and business development for the EDA. She is a graduate of the South Carolina Honors College at the University
of South Carolina and has earned a Certificate in Creatives Cities and Economic Development at NYU and a Masters in Nonprofit Leadership at Lynchburg College.

<table>
<thead>
<tr>
<th>FINANCIAL: Melissa Dismond, Administrative Associate IV, EDA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ms. Dismond is a native of Lynchburg, has worked with at the City of Lynchburg for 26 years, and has over twenty years of administrative support experience including managing grant funding and financial tasks.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>TECHNICAL: Dee Dee Conner, PE, Principal Engineer, Public Works</th>
</tr>
</thead>
<tbody>
<tr>
<td>As Principal Engineer in the Public Works Department and with over 27 years of experience, Ms. Conner has significant environmental project expertise to provide technical support, review and/or interface.</td>
</tr>
</tbody>
</table>

4.a.iv. Acquiring Additional Resources: Lynchburg will rely on a **Qualified Environmental Professional (QEP)** contractor with appropriate expertise and resources to carry out the technical aspects of its Brownfields Program. To obtain high quality services at reasonable cost, the City will follow its competitive negotiation policies and procedures, which will be conducted in a fair and impartial manner in compliance with Federal Code 40 CFR 31.36 and the Virginia Public Procurement Act (VA Code, Chapter 43, Title 2.2) for QEP selection. The City will advertise a request for qualifications and proposals for professional services, interview top candidates if needed, score applicants, and select and negotiate a contract with a qualified candidate. Applicable EPA solicitation clauses will be incorporated into Lynchburg’s solicitation and final contract executed with the selected contractor.

4.b. Past Performance and Accomplishments

4.b.i. Lynchburg Currently Has and Previously Received an EPA Brownfields Grant

(1) Accomplishments: Lynchburg has received EPA Brownfields Assessment grants in FY2015 and FY2018 and have successfully managed both grants. For the FY2015 grant, the outputs include 6 Phase I ESAs and 5 Phase II ESAs. Of the 5 Phase II ESAs conducted, three have benefitted from state leverage funding through VBAF Assessment / Planning Grants totaling $125,289. For the FY2018 grant, outputs include 7 Phase I ESAs, 5 Phase II ESAs, and 3 remediation/redevelopment plans, a few of which are ongoing and nearing completion. Multiple property redevelopment and reuse accomplishments have been achieved. The former Collision Center has been redeveloped into a multi-purpose use space with residential and commercial spaces. A property was taken through VDEQ’s Voluntary Remediation Program, received a Certification of Satisfactory Completion, and is now a non-profit greenhouse that provides healthy foods to the community and jobs for the disabled. A downtown warehouse site has been approved this year to be renovated for apartments. Dearington Apartments and other sites in the Dearington neighborhood have been or are undergoing recreational and commercial redevelopment through assessments and planning using the 2018 EPA Brownfields grant. All of these outputs and outcomes have been reported in ACRES through quarterly reports and on an as-needed basis throughout the grant cycle, and therefore, current ACRES entries are accurate at the time of this application submission.

(2) Compliance with Grant Requirements: In each instance, the City has fulfilled the requirements of developing a work plan, maintaining a timely schedule, and fulfilling the terms and conditions of all assistance agreements. The City’s leadership team reported to the given agency in a timely and acceptable manner. For all projects identified above, all applicable site information, required administrative reports, design documentation, and final inspections were submitted in a timely manner and approved by funding and regulatory agencies with purview. The 2015 Final project closeout was accomplished for these projects in compliance with program requirements. The 2018 grant has been extended until March 30, 2022 and is on target for timely closeout. As of grant submission, approximately 65% of the grant has been spent on direct assessment tasks/related activities.
1. **Applicant Eligibility**
The Economic Development Authority of Lynchburg (Lynchburg), a government entity in Virginia whose by-laws were first adopted in July 1967, is considered a General Purpose Unit of Local Government. Documentation of eligibility is attached.

2. **Community Involvement**
Recognizing the importance of community involvement in the brownfields prioritization and redevelopment process, Lynchburg has collected partners that will support all stages of site selection and redevelopment. Lynchburg has a Brownfields Redevelopment Advisory Group (Lynchburg BRAG) consisting of various complementary City departments, elected officials, educational organizations, health centers, and community organizations with outreach capabilities to the target areas and disadvantaged communities. These representatives in their fields were chosen so that site selection, site prioritization, and redevelopment efforts can be informed by experts in fields that span economics, education, health, and community advocacy. Lynchburg will use a hybrid approach to communicate project progress and receive and incorporate feedback from the local community in consideration of COVID-19 and the community's capabilities and limitations. In-person and virtual meetings will be organized and advertised via digital media and local print. Lynchburg will solicit comments, recommendations for site selection and prioritization, and redevelopment ideas during in-person and virtual meetings as well as at local events and through online and e-mail surveys. A core stakeholder group will be formed within the target area to include community organizations, property owners, businesses, and staff as well as relevant BRAG members. These stakeholder groups will act as the interface between Lynchburg, the BRAG, and the community to provide a means for dialog beyond initial meetings and to incorporate and respond in an intentional way to community input on site prioritization, selection, and planning. As an example, Lynchburg has reached out to stakeholders, including target area residents, schools, and local businesses, in 2019 and 2020 through multiple community meetings to spread information about and receive feedback on neighborhood and brownfields redevelopment. Partners Community Access Network, HumanKind, and Lynchburg City Schools, by their very structure, can communicate and disseminate information directly to and act as representatives for the local and disadvantaged communities. This method of communication using stakeholder groups benefits those communities where internet or phone access is limited. If needed, all forms of media and meetings can be offered with bilingual options to better reach and serve all communities.

3. **Named Contractors and Subrecipients**
Not applicable – the applicant has not identified a procurement contractor nor subrecipient to conduct work proposed in this application.

4. **Expenditure of Assessment Grant Funds**
Lynchburg has a current EPA Brownfields Assessment Grant (BF96359401) and has drawn down 74.2% of their funds as of September 29, 2021. A financial record generated from the Compass Data Warehouse is attached to demonstrate this disbursement.