PROPOSAL FOR USEPA’S COMMUNITY-WIDE BROWNFIELDS ASSESSMENT GRANT
RFP NO. EPA-OLEM-OBLR-21-04/ CFDA NO. 66.818
Section IV.D. – Narrative Information Sheet
December 1, 2021

1. Applicant Identification
   City of Martinsville, Virginia
   55 West Church Street
   Martinsville, Virginia 24114-1112

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 Martinsville, Virginia

4. Target Area and Priority Site/Property Information:
   • Target Area and Census Tract/Town/City of Target Area
     Target Area          Census Tract / Town / City
     City of Martinsville Census Tract 2, Martinsville, Virginia
                        Census Tract 3, Martinsville, Virginia
   • Addresses of Priority Site(s)
     1. Central Plaza Shopping Center, 706 N. Memorial Blvd., Martinsville, VA 24112
     2. Former Clarence Holland Auto, 600 W. Church St., Martinsville, VA 24112
     3. Former American Furniture Plant, 118 Ellsworth St., 122 Ellsworth St.,
        129 Ellsworth St., 314 Starling Ave., Martinsville, VA 24112
5. **Contacts**

   a. **Project Director / AOR**
      Leon Towarnicki, City Manager
      City of Martinsville, Virginia
      55 West Church Street
      Martinsville, VA 24114-1112
      Phone: 276-403-5155
      E-mail: ltowarnicki@ci.martinsville.va.us

   b. **Chief Executive/Highest Ranking Elected Official**
      Hon. Kathy Lawson, Mayor
      55 West Church Street
      Martinsville, VA 24114-1112
      Phone: (276) 403-5000
      Email: klawson@ci.martinsville.va.us

6. **Population**

   **US Census Bureau, 2015-2019 ACS 5-Year Estimate:**
   City of Martinsville: 13,485
7. **Other Factors Checklist**

<table>
<thead>
<tr>
<th>Other Factors</th>
<th>Page #</th>
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<tbody>
<tr>
<td>Community population is 10,000 or less.</td>
<td>N/A</td>
</tr>
<tr>
<td>The applicant is, or will assist, a federally recognized Indian tribe or United States territory.</td>
<td>N/A</td>
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<tr>
<td>The priority brownfield site(s) is impacted by mine-scarred land.</td>
<td>N/A</td>
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<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>N/A</td>
</tr>
<tr>
<td>The priority site(s) is in a federally designated flood plain.</td>
<td>N/A</td>
</tr>
<tr>
<td>The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; <strong>OR</strong> will incorporate energy efficiency measures.</td>
<td>Pg. 3</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>Pg. 8</td>
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<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>N/A</td>
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</tbody>
</table>

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

Leon T. Towarnicki  
City Manager  
City of Martinsville  
P.O. Drawer 1112  
Martinsville, VA 24114

VIA ELECTRONIC MAIL

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

Dear Mr. Towarnicki:

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 Martinsville. We are thrilled to add our support for the subject EPA grant proposal.

It is our understanding that the target areas include the City of Martinsville, specifically Northeast Quadrant and South of Uptown. DEQ realizes these grant funds are absolutely critical to moving sites forward and encouraging redevelopment. We have been working closely with Martinsville over the years to help leverage and maximize previous brownfields funding 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.

It is our sincere hope that this EPA proposal will be successful, and the City of Martinsville 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.
Acknowledgement and Support
USEPA’s Community Wide Brownfields Assessment Grant
EPA-OLEM-OBLR-21-04
City of Martinsville, Virginia

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 proposed EPA Community-Wide Brownfields Assessment Grant will be managed by the City of Martinsville (City), Virginia. As proven by outstanding use of two prior EPA Community-Wide Brownfields Assessment Grant awards, the City has successfully demonstrated the ability to implement the program. Although revitalization success from prior grant is visible, needs remain in this economically disadvantaged community to redevelop and renew vacant and underutilized industrial and commercial sites throughout the City. Martinsville is located centrally between the eastern and western boundaries of the State, but within 10 miles of the southern boundary with North Carolina. Martinsville is encircled by Henry County and serves as the county seat. Founded in 1791, the first established industry was based on plug chewing tobacco. Rural plantations brought their tobacco to the city market by wagon for auctioning, and often tobacco was used in lieu of money. Local Martinsville families reached a nationwide tobacco market and saw sizeable profits until large monopolies like R.J. Reynolds purchased most of the old local firms, and in many cases, simply shut them down overnight to eliminate competition.

After the fall of tobacco, the City's main industries for the next century centered on furniture and textiles. Well-known furniture companies such as Bassett, American Furniture of Martinsville, Stanley, and Hooker were founded in Martinsville in the early 1900s, bringing substantial prosperity to the area. DuPont ushered in a 50-year period when textiles dominated, opening a major nylon manufacturing operation on the banks of the Smith River on the City's western boundary in 1941. At the height of its operations in the 1960s, DuPont employed around 5,000 locals before closing its doors in 1998. For more than 70 years, the region was home to some of America's most well-known textile and apparel manufacturing companies. At their height, local textile companies employed a combined workforce of over 20,000, and at one point during the 1960s, the Martinsville-Henry County area was reportedly responsible for producing around 60% of the world's sweatshirts. Low-income neighborhoods were built around these manufacturing facilities to support workers, but when operations closed, these neighborhoods declined as workers who could, moved away.

Martinsville today shows the effects of closed manufacturing plants, high unemployment and a disproportionate number of residents living in poverty. Since the implementation of new foreign trade agreements dating to 2001, the City is seen as one of the hardest hit manufacturing areas in the US. Nearly all Martinsville’s former manufacturing facilities shut down, resurfacing in China, Southeast Asia, and Mexico. The City diversified its economy with new businesses such as plastics manufacturing, food processing facilities, call centers, and back-office operations. The continuation of brownfields redevelopment is intended to support the City’s goal to refresh the streets with new options, using the existing buildings and infrastructure presented with clean redevelopment possibilities. The focus is on healthy infill and growth, with walkability or available public transportation to connect target business clusters and residential areas. Restoration of these blighted sites will bring a vibrant appeal to the City, while providing jobs and healthy lifestyle alternatives for current residents in impoverished neighborhoods left behind by economic downturns. Previous Brownfields grants targeted Uptown Martinsville (area between Commonwealth Blvd. E and E. Market St.), and worked to offer clean, redeveloped sites for business and residential opportunities. Uptown Martinsville now offers quaint shops and restaurants within a walkable downtown, a historic building district, two community colleges, and

1 https://www.mhchistoricalsociety.org/the-tobacco-industry-in-the-city-of-martinsville-and-henry-county/
3 https://www.visitmartinsville.com/textiles-heritage
4 http://www.americanmanufacturing.org/blog/entry/they-once-had-the-best-job-in-town-not-anymore
the Virginia Museum of Natural History, Areas beyond the Uptown boundary, specifically, the City’s **Northwest Quadrant**, and **South of Uptown** are now the **Target Areas** for this proposal, which expand to areas to the west and south of the Uptown area. Revitalization of these areas will help increase the Uptown boundary, thus providing opportunities for further commercial and residential infill, linking the arts and science museums area to Uptown, and bringing renewed potential to blighted properties.

### 1.a.ii. Description of the Priority Brownfield Site(s)

**Priority Site 1 (Northwest Quadrant):** The first site on the City’s western side is the **Central Plaza Shopping Center**, a small strip mall built in 1948, hosting six shops (mostly vacant) anchored by a Family Dollar Store and a vacant, standalone store west of the strip mall. The buildings total 34,078 square feet (SF), and the parcel measures approximately 7 acres. Located at the major City intersection of N. Memorial Blvd, W. Church, and Fayette Streets, known as Five-Points, this priority site is ideally located central to numerous residential areas, an elementary school, and with easy access to nearby commercial areas to the east (Uptown). Memorial Blvd road frontage is occupied by an overly large, vacant parking lot. Possible constituents of concern (COCs) include petroleum and solvents due historical petroleum use and a potential former gas station on site. A documented petroleum release on site received regulatory closure in 1999; however, current site conditions are unknown and five underground storage tanks (USTs) may remain on site. The buildings may contain lead-based paints (LBP) and asbestos containing materials (ACM).

**Priority Site 2 (Northwest Quadrant):** The second priority site is the former **Clarence Holland Auto** facility across Fayette Street from the Central Plaza Shopping Center and also in a prime location near Five-Points. This 1-acre site was a multi-tenant commercial property and provided auto repair / maintenance services. The site includes 6 connecting buildings totaling 24,315 SF. The poor building condition has contributed to suspected illicit activities in the area. Surrounding streets include other aging commercial business and low-income housing. No environmental assessments are known; the site operated prior to current regulatory oversight and there is a likely potential for site impact. Potential COCs likely include petroleum from storage tanks and chlorinated solvents based on former site use. LBP and ACM are expected due to the age of construction. Low-income residential properties are directly adjacent to the site.

**Priority Site 3 (South of Uptown):** The 10-acre site located on the City’s main rail line once housed an **American Furniture Plant**, which produced upholstered and non-upholstered furniture for over 70 years. The site remains vacant since a 1995 fire, except for the remnants of concrete foundations. However, there is developer interest in building a medical clinic at this priority site location, which is a dire need for the City, and would complement other nearby development. Surrounding neighborhoods are a mix of older homes (built by/for former factory workers), commercial, and industrial properties, some of which are transitioning into business use and arts and museum amenities, particularly along Starling Avenue. Sites to the northwest of the subject property include a historical oil company (circa 1900-1910s), and a dry-cleaning facility (circa 1920-1940s). Adjacent property across the rail line formerly utilized by American Furniture has documented soil and groundwater volatile impact. Potential COCs based on long-term historical use likely include petroleum from storage tanks, chlorinated solvents, PCBs, and inorganics. The site operated prior to regulatory oversite, and there is a likely potential for site impact. Current site conditions and past environmental assessments are unknown.

### 1.b Revitalization of the Target Area

**1.b.i. Reuse Strategy and Alignment with Revitalization Plans:** Priority sites and revitalization plans strongly align with the City’s vision. The City’s **Uptown Martinsville Revitalization Plan (2010)**

5 includes a vision of a “revitalized Uptown Martinsville that is a catalyst for an economically reinvigorated Martinsville-Henry County region, attracting people to live, shop, work, play, and learn.” Reusing currently blighted properties that dot the cityscape will promote this vision by providing developers with clean real estate in geographically desirable locations. The **Central Plaza Shopping Center** offers 7 acres at a major crossroads bringing traffic into the City from the south, and Fayette and W. Church Streets that feed into the Uptown area. The site has drawn the interest of the YMCA for a potential facility at this location and the City has earmarked $500,000 of its ARPA funds to leverage this project. The former **Clarence Holland Auto** facility,

[https://tinyurl.com/pmnspp38](https://tinyurl.com/pmnspp38)
located across from the shopping center, would provide a developer with a prime commercial location between the YMCA and Uptown and the City’s adjacent new Five-Points housing project.

A block to the southeast of the former American Furniture Plant is the Starling Avenue corridor that serves as a transitional zone between the City’s residential areas and more intensively developed commercial areas. The City’s Comprehensive Plan (rev. 2021) notes, “With the location of Piedmont Arts Association and the Virginia Museum of Natural History facility, Starling Avenue has the potential to become an Arts and Cultural District for the City.” Redevelopment of the former American Furniture Plant property will provide infill in this area and link this district to the Uptown area.

1.b.ii. Outcomes and Benefits of Reuse Strategy: All priority project outcomes align with the City’s reuse strategies, address environmental justice issues, and have the potential to strongly spur economic growth in the Target Areas due to their attractive locations. By revitalizing the priority sites, multiple outcomes will be achieved, including the following: 1) removal of legacy pollutants, which improves health outcomes for disadvantaged communities as exposure risk is minimized or eliminated, 2) crime reduction, 3) business growth and additional redevelopment within the target areas, 4) increased property values and sales tax revenues, 5) local job creation, particularly for adjoining low income neighborhoods, 6) building upgrades, and 7) over 18 acres made ready for reuse. 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 property and sales tax revenues will provide much-needed additional resources to improve infrastructure and public space for those most impacted by these sites, 2) stronger community ties because of new attractive areas, 3) building renovations to current building codes, and the use of energy efficient windows, appliances, lighting, and water fixtures, which reduce stress on electrical grids and treatment facilities, and 4) lower levels of poverty due to increased economic opportunities, and 5) corrections of past environmental injustices towards disadvantaged communities.

The proposed Central Plaza Shopping Center and Clarence Holland Auto facility revitalization plans benefit the nearby disadvantaged community as they are recipients of the above outcomes and benefits. Specifically, assessment and cleanup will identify current site environmental conditions and address needed cleanup to eliminate potential exposure risk. Vacant buildings will be occupied, which eliminates blighted structures and opportunity for illegal activity, property values will be improved, and the neighborhood real estate market will be stabilized. Improved community wellbeing will be realized through neighborhood transformation (i.e., no longer stigmatized by living in a neighborhood with vacant/decaying structures and few businesses). Such revitalization has already begun through the Five-Points housing project, which is in the process of turning a brownfields site into 27 single-family, affordable housing units using multiple resources including Martinsville’s 2019 EPA Brownfields Assessment grant and Virginia Housing funding. This project site is located between the Central Plaza Shopping Center and Clarence Holland Auto facility and will therefore spur the additional redevelopment of these priority sites.

1.c Strategy for Leveraging Resources

1.c.i. Resources Needed for Site Reuse: The City fully anticipates the need to secure additional funding for assessment, revitalization, and redevelopment at eligible sites. It has already shown its commitment to obtaining and leveraging funds through past grant awards including past EPA Brownfields Assessment Grants, Virginia Brownfields Assistance Fund (VBAF) program, and HUD Community Development Block Grants (CDBG). Upon assessment completion, additional funds will be sought for remediation and redevelopment through federal, state, and private partners with whom the City has aligned in the past, including the VBAF program for assessment and remediation and the CDBG Program for redevelopment focused on community facilities. Additionally, since many of the larger industrial sites are within designated Enterprise Zones, the City has local incentives in place that complement state incentives that assist with costs for redeveloping brownfield sites. These include direct grants in support of job creation,

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including funds for real estate improvements; furniture, fixtures, and equipment grants; waivers for
permitting fees and utility connections; and property and tax rebates.

1.c.ii. Use of Existing Infrastructure: All priority sites have access to public transportation routes and all
major utilities including electric, fiber optic telecommunications, and water and sewer services, all
provided directly through the City’s enterprise systems, as well as natural gas. The Central Plaza Shopping
Center and Clarence Holland Auto sites have existing buildings, which can be repurposed for the YMCA
and potential commercial stores. Buildings have been removed at the American Furniture Plant site,
which eases the new development of a modern medical facility. All utilities have adequate capacity for
most site uses anticipated for these sites. No significant utility or transportation upgrades are anticipated
for the priority sites, although the City stands ready to facilitate upgrades if needed to assist in
development of a specific project.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a Community Need

2.a.i. The Community’s Need for Funding: Martinsville’s population is currently estimated at 12,852
according to the latest available 5-year American Community Survey (ACS) estimates for 2019. This
represents a continuing trend of population decline that has held for over 40 years but is particularly
marked over the last decade with a 2.7% loss from the 2010 to 2020 Census. The most striking impact of
this decline has been the reduction in the number of young families. Additionally, Martinsville has
consistently landed at, or very near, the top of Virginia’s list of communities with the highest
unemployment and poverty rates. Unemployment is at 6.0% compared to 4.6% for the State and 5.3%
nationally; however, this rate has been as high as 20.8% in 2009 after the housing market collapse and
17.9% in 2020 during the peak of the Covid-19 pandemic. The lack of jobs correlates to US Census Bureau
Inflow/Outflow analysis that shows 76.7% of those living in Martinsville travel outside of the City for
employment. Martinsville’s economic indicators are staggering different than Virginia and US, with
current Median Household Income (MHI) estimated at $32,224, which is less than half of the State’s MHI
($74,222). The City therefore does not have sufficient resources to effect meaningful change toward
revitalization without outside assistance.

2.a.ii. Threats to Sensitive Populations:
(1) Health or Welfare of Sensitive Populations: Nearly 24% of Martinsville’s population lives below the
poverty level compared to 10.6% statewide. More striking, an estimated 38.2% of children under 18 live
in poverty compared to 13.9% for the State. A large percentage of the City’s impoverished children are
minority given that approximately 45.4% of the total population are African American according to 2019
ACS estimates. Most of the predominantly minority neighborhoods in the City are clustered around
former manufacturing facilities such as the American Furniture Plant, now dormant and deteriorating,
due to the availability of cheap housing that once served factory workers but is now considered
substandard. Within Census Tract 2, which includes the Central Plaza Shopping Center and former
Clarence Holland Auto sites, 96% of residents are minority, and 40% live below poverty level. Even Census
Tract 3, which includes the American Furniture Plant site and which has higher MHI’s than Census Tract
2, still has MHI’s less than half the State’s MHI. Additionally, the current Virginia Department of Health
Health Opportunity Index (VDH HOI) rankings note the local health district as having a very low wellness
disparity profile (115 of 134) indicating gaps in medical care access, quality, and affordability leading to
poorer health outcomes. In 2021, Martinsville reported 1 primary care physician per 12,900 persons,
which correlates to only 1 physician for the entire city. In comparison, the State’s average ratio is 1,330
to 1. This grant will not only provide the assessments needed to identify health risks to these

8 https://onthemap.ces.census.gov/
10 https://apps.vdh.virginia.gov/omhhe/hoi/dashboards/counties
disadvantaged communities, but it will also spearhead redevelopment efforts that will create jobs and services that are desperately needed in these communities.

<table>
<thead>
<tr>
<th>Census Tract ID:</th>
<th>Martinsville</th>
<th>Martinsville</th>
<th>VA</th>
<th>US</th>
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<tr>
<td>Population:</td>
<td>1,952</td>
<td>2,408</td>
<td>12,852</td>
<td>8.5M</td>
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<tr>
<td>Poverty Rate:</td>
<td>40.0%</td>
<td>14.6%</td>
<td>23.9%</td>
<td>10.6%</td>
</tr>
<tr>
<td>Percent Minority:</td>
<td>96.1%</td>
<td>54.6%</td>
<td>52%</td>
<td>32.4%</td>
</tr>
<tr>
<td>Median Household Income:</td>
<td>$29,519</td>
<td>$33,112</td>
<td>$32,224</td>
<td>$74,222</td>
</tr>
<tr>
<td>65 years and over:</td>
<td>13.7%</td>
<td>13.6%</td>
<td>18.7%</td>
<td>15.0%</td>
</tr>
<tr>
<td>18 years and under</td>
<td>33.4%</td>
<td>16.6%</td>
<td>24.1%</td>
<td>22.1%</td>
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(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 at the City and State level, combined with CDC modeled data at the census tract level, indicate definite health concerns within the target areas. The health table shows that the City has approximately equivalent or greater-than-normal incidences of health conditions including cancer, asthma, and infant death rate (often associated with birth defects) when compared to the US and State. The disease prevalence at the census tracts level indicates even worse conditions within the target areas with some conditions such as asthma being greater than 60% (Census Tract 2) of the State prevalence. The National Cancer Institute rates the City as the number 1 highest priority locality of 133 localities listed in Virginia for cancer concerns because its cancer rates are above the State’s and are rising based on 2015-2019 data. In addition to these health conditions, Martinsville and the target areas have higher percentages (up to 171% greater) of high blood pressure, heart disease, and diabetes than the State. Martinsville also has been noted by a CDC report for the most opioid prescriptions per capita than anywhere else in the US, most likely due to the pains of physically demanding jobs in the former textile mills and furniture factories.

The priority sites and other brownfields in the area can be directly contributing to these health problems. Due to their former uses, all priority sites most likely contain heavy metals and petroleum products that can cause cancer and future birth defects through runoff to adjacent neighborhoods where children can ingest the contaminants. Chemical solvents (Clarence Holland Auto and American Furniture) can cause cancer through similar transport mechanisms as petroleum products. Contaminated particulates (e.g., released asbestos at Central Plaza and Clarence Holland Auto) can become airborne if disturbed and exacerbate asthma or cause cancer.

The plans for converting the priority sites into the industries and services mentioned in Section 1.b.i. resolves these health issues in two ways. First, through EPA grant funding, assessments will facilitate the identification of environmental concerns and health risks to the community at these sites. The assessment will inform site redevelopment, which will mitigate identified contaminants and therefore reduce threats of adverse health conditions to the surrounding communities. Second, the additional

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https://statecancerprofiles.cancer.gov/ratetrendbycancer/
industries and services will improve quality of life through stable jobs (medical center at American Furniture), additional support services (YMCA at Central Plaza), and increased housing values, all of which will improve physical and mental health.

(3) Promoting Environmental Justice: The priority site neighborhoods, which are encompassed by Block Group 2001 for the Central Plaza and Clarence Holland Auto priority sites and Block Group 2002 for the American Furniture site, struggle with environmental justice issues as can be seen by the EJ Indexes in the table. Multiple environmental indicators above the State’s 80%ile indicate that a significant proportion of low income and People of Color populations are disproportionately exposed to environmental risks such as proximity to buildings with lead-based paint and facilities that increase cancer risks and respiratory hazards. These locations are also within the proximity of an RMP or Hazardous Waste facility, increasing possible risks of chemical releases at worst and depreciated housing values at best. All of these priority sites are surrounded by disadvantaged populations: Block Group 2001 is at the 98%ile in the State for People of Color, 98%ile for low-income population, 97%ile for less than high school population, and 98%ile for children under 5 years old. Block Group 2002 is at the 75%ile in the State for People of Color and 93%ile for low-income population. These disadvantaged communities are not only unjustly exposed to environmental risks from the priority sites and other brownfields within the target areas, but they also most likely do not have the means to rectify these injustices and protect themselves from health risks due to limited resources.

This grant will assist in evaluating priority and other brownfield sites within the target areas to determine current site conditions, COCs, and potential exposure risk which can then be mitigated during the redevelopment process. These actions will not only remove the disproportionate share of environmental consequences to the nearby disadvantaged population but also improve the communities through increased local jobs, services, and property values. All these actions will help rectify historical and ongoing environmental injustices in these target communities.

2.b. Community Engagement

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

<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>The Harvest Foundation</td>
<td>Ms. India Brown&lt;br&gt;<a href="mailto:india.brown@theharvestfoundation.org">india.brown@theharvestfoundation.org</a>&lt;br&gt;(276) 632-3329</td>
<td>BRAG Member. Provide meeting space, workforce training, and brownfields program outreach and advocacy.</td>
</tr>
<tr>
<td>Martinsville-Henry County Economic Development Corporation (EDC)</td>
<td>Mr. Spencer Johnson&lt;br&gt;<a href="mailto:sjohnson@yesmartinsville.org">sjohnson@yesmartinsville.org</a>&lt;br&gt;(276) 634-4601</td>
<td>BRAG Member. Provide development opportunities information and coordinate with developers, businesses, and communities.</td>
</tr>
<tr>
<td>Martinsville Uptown Revitalization Association (MURA)</td>
<td>Ms. Kimberley Keller&lt;br&gt;<a href="mailto:kimberley@mchch.martinsville.org">kimberley@mchch.martinsville.org</a>&lt;br&gt;(276) 632-6401</td>
<td>BRAG Member. Advise in site identification, selection, and prioritization. Brownfields program outreach and advocacy.</td>
</tr>
<tr>
<td>YMCA Martinsville</td>
<td>Brad Kinkerna&lt;br&gt;<a href="mailto:brad@martinsvilleymca.com">brad@martinsvilleymca.com</a>&lt;br&gt;(276) 632-6427</td>
<td>BRAG Member. Advise and support community Brownfields education, outreach and advocacy. City partner for redevelopment of Central Plaza.</td>
</tr>
<tr>
<td>Piedmont Access to Health Services, Inc. (PATHS)</td>
<td>Tony Pratt&lt;br&gt;<a href="mailto:tpratt@pathsinc.org">tpratt@pathsinc.org</a>&lt;br&gt;(276) 340-4047</td>
<td>BRAG Member. Advise City staff regarding community health needs / goals and partner for health related redevelopment opportunities.</td>
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The City will reconvene a citizen board known as the **Martinsville Brownfields Redevelopment Advisory**
Group (Martinsville BRAG) to be led and informed by City Staff. The BRAG will advance a sustainable brownfields redevelopment program and will serve as ambassadors, advisors and a steering committee throughout the project, bringing their community vision and expertise as sites are prioritized to identify their reuse potential. Based on the City’s outreach efforts, the Project Partners listed in this section’s table have committed to program participation.

2.b.iii. Incorporating Community Input: Since 2015, the City has worked with citizens and community leaders to develop the vision and plans to create successful brownfields redevelopment. The BRAG has solicited input from the larger community, particularly business representatives in the Martinsville target areas. Representatives involved in the initial outreach, including the partners listed above, will remain involved in the project and BRAG upon award and will continue to guide and champion the program, providing direct community input into the brownfield’s initiative. The BRAG will meet quarterly to assist City staff with site selection and cleanup/reuse planning. Staff will update citizens of brownfields activities through social media, periodic Council meeting updates, and direct meetings with those directly affected by the project. The BRAG and City will involve neighborhood representatives directly impacted by proposed redevelopment projects and provide intentional updates and responses in a way best to facilitate communication. Outreach efforts conducted throughout the target areas will include educational seminars/workshops and design charrettes to garner input on existing assets and redevelopment needs. The City has successfully used socially distanced in-person meetings and virtual meeting platforms to conduct meetings during COVID-19. Meeting announcements will be distributed/posted throughout the target community and emailed to appropriate parties, and gatherings will be publicly advertised via local print and electronic media. Partners such as the YMCA and PATHS will represent disadvantaged and minority communities to communicate their needs and disseminate information, which will be beneficial for constituents with limited internet and/or phone access.

3. TASK DESCRIPTIONS, COST ESTIMATES AND MEASURING PROGRESS

3.a. Description of Tasks/Activities and Outputs (Sections 3.a.i.-iv. outlined under each task)

<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 as and needed; Annual and closeout reports: Q4, Q8, Q12; BRAG meeting: Q2 and quarterly thereafter; Other activities: Ongoing and as needed.</td>
</tr>
<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>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Task 2 – Site Inventory and Prioritization</th>
</tr>
</thead>
<tbody>
<tr>
<td>i. Project Implementation: Duplin will prepare a GIS brownfields site inventory and database for sites in the target areas, including priority sites described in Section 1.a.ii. These properties will be compiled, mapped, characterized, and prioritized by the BRAG and County 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,</td>
</tr>
</tbody>
</table>
update monthly; Other activities: Ongoing and as needed.

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.

iv. Outputs: Inventory/Database (1); Prioritization Matrix (1); New and/or updated PAQs (30)

**Task 3 – Environmental Site Assessments (ESAs)**

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 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 **Project Budget Table** below 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>$5,500</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$5,500</td>
</tr>
<tr>
<td>Travel</td>
<td>$5,500</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$5,500</td>
</tr>
<tr>
<td>Supplies</td>
<td>$1,500</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$1,500</td>
</tr>
<tr>
<td>Contractual</td>
<td>$21,600</td>
<td>$19,400</td>
<td>$302,000</td>
<td>$150,000</td>
<td>$493,000</td>
</tr>
<tr>
<td>TOTAL</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, 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 (HASP)** – 5 @ $1,000 average – $5,000 total
  • Site-Specific Sampling & Analysis Plans (SAP)** – 5 @ $1,300 average – $6,500 total

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

Based on site conditions following assessment, Duplin 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 County and BRAG 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 Duplin 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.

4. 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 brownfields program’s organizational structure and describes key staff experience and qualifications. 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 the grant. If additional staff or resources are required the City will seek in-house staff to fulfill the need.

<table>
<thead>
<tr>
<th>AUTHORIZED ORGANIZATIONAL REPRESENTATIVE (AOR): Leon T. Towarnicki, City Manager</th>
</tr>
</thead>
<tbody>
<tr>
<td>B.S. and M.S. in Civil Engineering, Virginia Tech; Consultant in engineering field for multiple years before becoming the Martinsville City Engineer. Later became the City’s Public Works Director; then Public Works Director/Assistant City Manager; and City Manager since 2012. While in Public Works was active in the American Public Works Association and served on the Board of the Virginia/Maryland/DC APWA Chapter.</td>
</tr>
</tbody>
</table>
Currently a member of ICMA and a registered Virginia professional engineer. As City Manager, he oversees an $100 M annual budget, a staff of approximately 230 people, and a full range of City departments.

**ECONOMIC DEVELOPMENT / PLANNING: Mark McCaskill, AICP, Community Development Director**

22 years’ work experience, 2012 MBA - Radford University, 1998 Master of Science Civil Engineering – University of Virginia 1995 Bachelor of Arts Double Major Physics and French – University of Richmond

**FINANCIAL: Mandy McGhee, Finance Director**

Joined the City in 2019 as Assistant Director of Finance and was promoted to Finance Director in November 2021. In this role, Mandy is responsible for budget management and a wide range of financial management functions. Prior to joining the City, Mandy worked 7 years for the State in accounting and business administration positions. Mandy has a bachelor’s in business administration from Averett University.

**TECHNICAL: Jeff Gauldin, Director of Public Works**

Will assist with technical reviews. Mr. Gauldin has 18 years experience with the City and is responsible for overseeing maintenance of City infrastructure, including water, sewer, roads, buildings and grounds and ensuring compliance with state and federal regulations and resolving environmental issues.

4.a.iv. Acquiring Additional Resources: The City will rely on **Qualified Environmental Professional (QEP)** with appropriate expertise and resources to carry out Program technical requirements. To obtain high quality services at reasonable cost, the Martinsville QEP selection will follow 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). Beginning with advertisement of a request for qualifications and proposals, followed by interviews with top candidates if needed, staff will score applicants and make recommendations to the City for contract negotiation approval with a qualified candidate. Applicable EPA solicitation clauses will be incorporated into the City’s solicitation and final contract executed with the selected QEP.

4.b. Past Performance and Accomplishments

4.b.i Martinsville has Previously received an EPA Brownfields Grant: Martinsville received an EPA Community-Wide Brownfields Assessment grant award of $400K for hazardous and petroleum assessments in 2015. They received a second EPA Community-Wide Brownfields Assessment grant award of $300K in 2019, also for hazardous and petroleum assessments.

(1) Accomplishments: Under its first EPA Grant (2015 -2018), the City completed seven (7) Phase I ESAs, four (4) Phase II ESAs (including 2 large industrial/manufacturing properties), along with associated project plans and two (2) redevelopment plans. Additional Phase I ESA approval was received for two Uptown priority properties, but available funding was expended prior to undertaking these tasks. Under their second EPA Grant (2019-2022), the City has completed three (3) Phase I ESAs, and four (4) Phase II ESAs. Additional work on most of the sites is pending on grant leveraging (VBAF and CDBG).

(2) Compliance with Grant Requirements: From its previous EPA grant experience, the City has demonstrated it is fully capable of successfully completing all work phases under the cooperative agreement. The City is familiar with and understands the necessity of developing work plans, creating and maintaining schedules, and assuring adherence to project terms and conditions. All required documentation was submitted in a timely manner and approved by EPA. Final site packages were submitted through ACRES and approved for all program sites assessed. Final project closeout was accomplished, and all project funds were expended in compliance with the City’s Cooperative Agreement requirements. Under their second EPA Grant (2019-2022), in their 4th quarterly reporting for FFY21, the City reported a 96% draw down of their $300K grant. As of grant submission, just over 72% of the grant has been spent on direct assessment tasks/related activities.
1. **Applicant Eligibility**
   The City of Martinsville (City) was incorporated in 1791. As a chartered political subdivision of the Commonwealth of Virginia, Martinsville is considered a **General-Purpose Unit of Local Government** and an eligible applicant for funding under EPA guidelines having rights to conduct associated activities within the City’s incorporated limits under the EPA Cooperative Agreement.

2. **Community Involvement**
   The City will engage a citizen board made up of members from the community to participate in the **Martinsville Brownfields Redevelopment Advisory Group (Martinsville BRAG)**, which will advance a sustainable brownfields redevelopment program for the City and will serve as brownfields ambassadors, advisors, and a steering committee throughout the project, bringing their community vision and expertise in business, construction, health care, and real estate. The community involvement and communications component of the proposed brownfields assessment program, which is described in greater detail in the City’s narrative proposal **Section IV.E.2 – Community Need and Community Engagement**, includes (1) regular team meetings, (2) project updates at advertised public meetings, particularly at meetings and work sessions of the City Council and Planning Commission, (3) maintaining a brownfields project information section on the City’s website, (4) preparing printed materials, e.g., program brochures, and media releases to disseminate project updates and program success stories. As with its previous EPA grants (2015 + 2019), the City will also extend its outreach efforts to include opportunities for citizens to review project deliverables, especially remediation and redevelopment plans, through presentations to local business and civic organizations and through small group and neighborhood meetings, open house events and planning charrettes, facilitated by the BRAG, staff, and consultants, to allow a broad range of community perspectives.

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**
   The applicant affirms it does have an active EPA Brownfields Assessment Grant (2019-2022). The fourth quarterly report for FFY 21 disclosed that the City reported a spend down of $286,948 of their $300,000 grant (96%) (**see attached**). A financial record generated from the Compass Data Warehouse is also attached to demonstrate disbursement of funds.