



**Central Virginia Planning
District Commission**
828 Main Street, 12th Floor
Lynchburg, VA 24504
Office: (434) 845-3491
cvpdc.org

R03-22-A-025

December 1, 2021

US EPA Headquarters
William Jefferson Clinton Building
1200 Pennsylvania Avenue, N.W.
Washington D.C. 20460

RE: Brownfields Community-Wide Assessment Grant Application
Central Virginia Planning District Commission
NARRATIVE INFORMATION SHEET

1. APPLICANT IDENTIFICATION

Central Virginia Planning District Commission (CVPDC)
818 Main Street, 12th Floor
Lynchburg, VA 24504
DUNS Number: 130508539

2. FUNDING REQUESTED

- a. Assessment Grant Type: Community-Wide Assessment Grant
- b. Federal Funds Requested:
 - i. \$500,000.00

3. LOCATION

Amherst County, Virginia; Appomattox County, Virginia; Bedford County, Virginia, Campbell County, Virginia; the Town of Altavista, Campbell County, Virginia; Town of Appomattox, Appomattox County, Virginia; Town of Amherst, Amherst County, Virginia; Town of Bedford, Bedford County, Virginia; Town of Brookneal, Campbell County, Virginia; and the City of Lynchburg (Independent City), Virginia.

4. TARGET AREA AND PRIORITY SITE/PROPERTY INFORMATION

- a. Former Thomasville Furniture Plant: Census Tract Number 040101, 310 Founders Lane, Appomattox, Virginia 24522
- b. Abandoned Garment Manufacturing Building (Confederate Avenue Downtown Commercial Center): Census Tract Number 040102, 508 State Route 1004, Appomattox, Virginia 24522
- c. Former Appomattox County Training School for African American Children Building (Confederate Avenue Downtown Commercial Center): Census Tract Number 040102102 Carver Lane, Appomattox, Virginia 24522
- d. Former Dan River Mills Plant: Census Tract Number 020900, 813 Lynchburg Avenue, Brookneal, Virginia, 24528

Serving Amherst, Appomattox, Bedford and Campbell Counties;
the Towns of Altavista, Amherst, Appomattox, Bedford and Brookneal; and the City of Lynchburg.

- e. Brookneal Main Street between Rush Street and Smith Street: Census Tract Number 040102, 110 – 273 Main Street, Brookneal, Virginia, 24528
- f. Central Virginia Training Center: Census Tract Number 010505, 521 Colony Rd, Madison Heights, Virginia, 24572
- g. Madison Heights, Virginia- Route 29 Entrance Corridor: Census Tract Number 010504, 4812 – 4712 South Amherst Highway, Madison Heights, VA 24572

5. CONTACTS

a. Project Director

Mr. Gary Christie
 Executive Director
 Central Virginia Planning Commission
 District (CVPDC)
 828 Main Street, 12th Floor
 Lynchburg, VA 24504
 (434) 845-3491
Gary.Christie@cvpdc.org

b. Chief Executive/Highest Ranking Elected Official

Mr. Gary Christie
 Executive Director
 Central Virginia Planning Commission
 District (CVPDC)
 828 Main Street, 12th Floor
 Lynchburg, VA 24504
 (434) 845-3491
Gary.Christie@cvpdc.org

6. POPULATION

- a. Town of Appomattox, Virginia –1,808
- b. Town of Brookneal, Virginia – 1,090
- c. Madison Heights, Virginia – 10,893

7. OTHER FACTORS

OTHER FACTORS CHECKLIST	Page #
Community population is 10,000 or less.	1
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
The priority site(s) is impacted by mine-scarred land.	
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	2
The priority site(s) is in a federally designated flood plain.	2
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	
The reuse of the priority site(s) will incorporate energy efficiency measures.	
30% or more of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section I.A. , for priority site(s) within the target area.	
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.	

8. LETTER FROM THE STATE OR TRIBAL ENVIRONMENTAL AUTHORITY:
A current letter of support from the Virginia Department of Environmental Quality acknowledging that the CVPDC (applicant) plans to conduct assessment activities and is planning to apply for FY22 federal brownfields grant funds is attached.

9. RELEASING COPIES OF APPLICATIONS (n/a)

This application does not contain confidential, privileged, or sensitive information. The CVPDC understands that this content may be made available to the public by EPA without further notice.

Thank you in advance for your review of our grant application. Please contact me if you have any questions and I hope to see you soon in Central Virginia.

Respectfully,



Gary Christie
Executive Director
Central Virginia Planning Commission

Attachment



Commonwealth of Virginia

VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY

1111 E. Main Street, Suite 1400, Richmond, Virginia 23219

P.O. Box 1105, Richmond, Virginia 23218

(800) 592-5482 FAX (804) 698-4178

www.deq.virginia.gov

Ann F. Jennings
Secretary of Natural and Historic Resources

David K. Paylor
Director
(804) 698-4000

November 9, 2021

Gary Christie
Executive Director
Central Virginia Planning District Commission
828 Main Street, 12th Floor
Lynchburg, Virginia 24505

VIA ELECTRONIC MAIL

Subject: Acknowledgement and Support
USEPA's Community Wide Brownfields Assessment Grant
EPA-OLEM-OBLR-21-04
Central Virginia Planning District Commission

Dear Mr. Christie:

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 on behalf of the Central Virginia Planning District Commission (CVPDC). We are thrilled to add our support for the subject EPA grant proposal and to see the momentum for regional brownfields revitalization move forward.

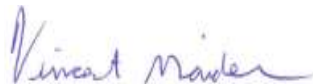
It is our understanding the Central Virginia Planning District Commission (CVPDC) is applying for an EPA Community-wide Brownfields Assessment Project intended to serve the entire CVPDC region, but with an initial focus on target areas in Brookneal, the town and county of Appomattox and the census area of Madison Heights. Within those target areas are the former Thomasville Furniture plant which at one time was the largest furniture manufacturing plant under one roof and the former Dan River Mills textile plant in Brookneal which closed over a decade ago and was the site of a massive fire. In addition, the grant funds will be focused on the Central Virginia Training Center located in Madison Heights. Known at one time as the Virginia State Colony for Epileptics and Feebleminded, the 350 acre site on the James River operated a landfill, scrap yard and a medical waste incinerator. In addition, the site has known petroleum impacts accumulated over its 100 years in operation. Along with those three sites, the CVPDC

Acknowledgement and Support
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will be focused on improvements to Confederate Avenue, part of the Town of Appomattox's Downtown Region and the Route 29 entrance corridor of Madison Heights. These target areas will benefit from assessment and planning. The CVPDC Brownfields Project will support the region's revitalization by facilitating the brownfield redevelopment with a focus on community enhancement, job creation, additional housing options, tourism, manufacturing, and agribusiness.

DEQ realizes these grant funds are absolutely critical to moving sites forward and encouraging redevelopment. The DEQ brownfields program has long standing partnerships with the Town Bedford and City Lynchburg and we look forward to building on those in the region with the help of this funding. If I can be of further assistance, please don't hesitate to call me at (804) 698-4064.

Sincerely,

A handwritten signature in blue ink that reads "Vincent Maiden".

Vincent A. Maiden, CPG
Brownfields Program Coordinator

ec: Nikke Herschler – DEQ-BRRO
Meade Anderson – DEQ - CO
Ann Marie Gathright, Environmental Standards

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1.a Target Area and Brownfields

1.a.i Background and Description of Target Area: The Central Virginia Planning District Commission (CVPDC) is one of 21 planning districts in Virginia. Its mission is *to encourage and facilitate local government cooperation and state-local cooperation in addressing, on a regional basis, problems of greater than local significance* in central Virginia. Encompassing the counties of Amherst, Appomattox, Bedford, and Campbell; the towns of Altavista, Appomattox, Amherst, Bedford, and Brookneal; and the city of Lynchburg, the CVPDC works in collaboration with its members to improve the lives of its citizens, enhance economic opportunities, and resolve emerging challenges. Within the footprint of the CVPDC lie some of the most notable historical monuments and architectural relics that lay bare some of the worst periods in U.S. history, times of terrible division and injustices.

On April 9, 1865, in the village of Appomattox Court House, Virginia, General Robert E. Lee, Commander of the Southern Confederate Army of Northern Virginia, surrendered to Lieutenant General Ulysses S. Grant of the Federal Army. While it would be months before the Civil War would end for confederate and federal soldiers fighting further south, Lee's surrender signaled the end of a war that resulted in the deaths of 750,000 Americans, nearly one in every five soldiers. A once brutally divided country would begin to rewrite its story, but the path to unity and abolishing slavery was neither immediate nor did the South embrace such a new direction. Of note, on the day of Lee's surrender, 4600 slaves were freed. 156 years later, the United States is again faced with division and the harsh truth that racism and injustices continue to plague American communities like those in the CVPDC area.

Most notably, the Town of Appomattox (population 1,808), the Town of Brookneal (population 1,090) and the census area known as Madison Heights (population 10,893) are experiencing record unemployment, some of the country's lowest high school graduation rates, and unusually high health risks. While cities and towns surrounding them have flourished, these localities have been left behind. Where once-thriving manufacturing enterprises were the source of steady employment and the means by which families could thrive, contaminated brownfields and staggering poverty rates are all that remain. These rural towns and the surrounding counties lack the resources to spearhead redevelopment independently and seek to work together through the CVPDC to assess and redevelop critical properties that will encourage investment and facilitate economic growth in the area. As part of prioritization of the inventory, priority will be given to sites in jurisdictions without access to other assessment funds.

Thomasville Furniture Industries, Inc. was a major economic engine for the **Town of Appomattox** and entire CVPDC region from 1972 until it closed in 2011 due to pressures of global outsourcing and cheaper labor. When the Thomasville Furniture Plant closed, Virginia's governor approved the release of \$1.4 million of taxpayer funds from the Town of Appomattox to a Chinese-based company as an incentive toward a project at the site. Unfortunately, the "deal" was a scam; the Chinese-based company deposited the taxpayer funds and dissolved. Due to the suspected environmental impacts, the site sits empty, an eyesore and a blight on the community. To make matters worse, the Former Thomasville Plant is positioned next to the Appomattox Primary School, which serves pre-K through second grade students.

Confederate Boulevard runs through the heart of the **Town of Appomattox**, Virginia, and is targeted by the town's comprehensive plan as an area for commercial development. Several abandoned and blighted properties impede the vibrancy of this vital portion of the town. There are a noticeable number of vacant and underutilized structures along the Corridor that should undergo environmental assessment and remediation.

Beginning with the decline of the tobacco industry decades ago, and more recently with the closure of area industries, the **Town of Brookneal** has lost over 600 jobs and much of its employment base. In the times since, Brookneal has been slow to identify a future business niche. One notable abandoned textile manufacturing plant and several derelict commercial properties in Brookneal impede the town's ability to attract new businesses and employers.

In the **Madison Heights** census area, the Former Central Virginia Training Center, initially developed in 1910 as the Virginia State Colony for Epileptics and Feeble-minded, sits vacant. Once a center for eugenics, it remained

the largest facility in Virginia caring for disabled and mentally ill patients until closing in 2020. This 350-acre property is plagued by environmental concerns from its past use (handling of medical waste, petroleum storage, landfilling, etc.); impacts to soil and groundwater remain unassessed.

The CVPDC's brownfield target sites are located in the Chesapeake Bay watershed, adjacent to the Roanoke and James Rivers. The quality of soil and groundwater at these sites has been deteriorating due to decades of industrial use and disposal of hazardous substances, petroleum products, and industry wastes.

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

Target Area 1 - Former Thomasville Furniture Plant, Town of Appomattox, VA

This 85.5 acre site is developed with a 831,000 square foot manufacturing plant that operated under a RCRA permit until it closed in 2011. To date, the property has not been fully assessed for impacts to soil and groundwater from historical use of solvents, paints, degreasers, etc. Common chemicals used in furniture manufacturing and finishing include PFAS, cadmium, chlorinated solvents, chromium, lead, methylene chloride, toluene, xylenes, methanol, ketones, glycol ethers, and formaldehyde.

Target Area 2 - Confederate Boulevard, Town of Appomattox, VA Downtown Commercial Area

Abandoned Garment Manufacturing Building – this 3.64-acre site has lain abandoned and unassessed for many years. The property has a prominent position on Confederate Boulevard and contributes noticeably to the Corridor's derelict appearance and inability to attract new businesses. The property has not been investigated for releases from the potential mishandling of chemicals during garment manufacture (e.g., acids, alkalis, metallic dyes, fungicides, glues, surfactants, benzidine, toluidine, polyvinyl chloride, formaldehyde, PFAS) or hazardous building materials. There is private and public interest in developing this site for commercial or light-industrial use, but a thorough environmental investigation is required to mitigate private party investment risk.

Former Appomattox County Training School for African-American Children – Currently housing the Carver-Price Legacy Museum and a branch of the Central Virginia Community College, this 16-acre Site served the local African-American community from the 1930's until desegregation of schools in 1970. The existing building was constructed in phases between 1930 and 1964 and is under consideration by the Virginia Department of Historic Resources as a Rosenwald School. This property has not been assessed for the presence of asbestos, PCBs, and unintentional chemical releases. Assessment of the site is the first step to ensure its continued and expanded use.

Target Area 3 – Town of Brookneal, VA

Former Dan River, Inc. Property – This property comprises almost 100 acres in downtown Brookneal (Campbell County). When operating, close to 400 people were employed at Dan River, Inc. which produced sheets, pillowcases, and other bedding items. Chemicals used in the process of finishing textile fabrics were used at the plant. They include chrome complexes, silicones, and fluorochemicals. The facility closed in 2006. Due to a major fire after the plant closed and the nature of the manufacturing process, it is believed to be contaminated with PFAS in addition to hazardous waste chemicals and petroleum products. Existing buildings are known to contain asbestos and lead-based paint contamination, and the facility has a history of chronic effluent violations.

Main Street between Rush Street and Smith Street – Downtown Brookneal retains its historic downtown architecture, but the once vibrant town now has a number of vacant and under-utilized buildings with substandard uses, and dilapidated structures. These properties have not been evaluated for the presence of asbestos, PCBs, or releases of petroleum products from past uses.

Target Area 4 – Madison Heights Census Area

Former Central Virginia Training Center –The 350-acre CVTC has been identified by the CVPDC as a primary site for redevelopment due to its prime location overlooking the James River (a portion of this property lies in the James River Floodplain - FEMA Flood Map 5100930063D). The site is known to have legacy petroleum impacts, a landfill, a medical waste incinerator, a coal fired incinerator, a scrap yard, a bulk pesticide and oil storage area, and a coal ash and debris dump; assessment of impacts to site soil and groundwater remain incomplete. The time to transform this property from its negative, cruel past is long overdue.

Route 29 N Entrance Corridor– The Route 29 entrance corridor into Madison Heights is plagued by underdeveloped and abandoned properties. This area was once the primary route for vehicle traffic through the county, but construction of a bypass has diverted traffic around this once-vibrant commercial area. Scattered amongst zones of active commercial properties are abandoned gas station sites, dry cleaners, and abandoned and dilapidated former retail stores that merit additional investigation to understand environmental risks and create private sector redevelopment interest.

1.b Revitalization of the Target Area

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

The reuse strategy for the Thomasville plant is to subdivide the site into a planned community that will feature homes, retail shops, and a manufacturing or business complex. Productive reuse of this critical property, positioned at Route 460 and Old Courthouse Road will redirect regional traffic from the highway and into town. Redevelopment will support goals in the Town of Appomattox Comprehensive Plan of improving the level of job attainment for all citizens and addressing a top goal of improving the availability of affordable, modern housing options within the community.

The former garment manufacturing facility on Confederate Boulevard will be assessed and marketed for commercial use. The Town of Appomattox is prioritizing commercial business attraction; understanding that improving their retail offerings will lead to an increase in visitors. The town is committed to coordinating with property owners to complete assessment of vacant properties to make them more competitive at the regional level.

The CVPDC’s vision is to redevelop the 350-acre Former Central Virginia Training Center into a multi-use site that will include low, medium and high-density housing, commercial enterprises, manufacturing operations and green spaces. The CVPDC recognizes that preparing this massive site to be shovel-ready for developers is a high priority. The Training Center Master Plan aims to identify the highest and best use of the Site to promote economic prosperity and increase the region’s viability to attract new employers.

Isolated and abandoned properties along the Route 29 corridor in Madison Heights will be infilled with commercial businesses that support local residents’ needs for fresh food and healthcare services. The area boasts the highest population density in the county (618 people per square mile) and is identified by the Amherst County Comprehensive plan as an area with substantial revitalization potential. The Plan promotes “compact infill development” via redevelopment of existing commercial properties and development of vacant/underutilized properties, which will allow public utilities and services to be efficiently offered to new businesses and also preserve existing agricultural land and open space.

The Dan River Site in Brookneal will be assessed, remediated, and marketed for potential industrial use. There has been recent interest in this site, but site selection committees rejected it as an option because of its dilapidated appearance and unknown environmental conditions. Both developing marketable industrial/commercial properties and recruiting businesses are stated objectives in Campbell County’s Comprehensive Economic Development Strategy (CDEP). The CDEP strives to create an anchor project in downtown Brookneal to support market research and create active space in the heart of downtown.

1.b.ii. **Outcomes and Benefits of Reuse Strategy:** The environmental and fiscal health of the target communities and their residents’ quality of life will be vastly improved by the CVPDC’s ability to implement a Brownfields Program, assisting these small communities to *assess and ready properties* they are not positioned to finance independently. The CVPDC and its member localities are committed to addressing these brownfields sites and ensuring the region is not only operating at a competitive advantage, but in doing so, provide its youngest citizens the tools and infrastructure needed for future success. The outcomes and benefits from addressing blighted properties in these areas will result in financial gains and opportunities and improve the quality of life for all of our citizens. Like many rural areas, our communities have been left behind, caught up in the economic downturns and left with the vestiges of departing manufacturing businesses. The welfare and revitalization of these communities depend on the availability of *local* employment opportunities that will flow into our target areas once our priority brownfields sites are assessed and redeveloped; several of these sites have the potential to attract major regional employers. This EPA grant will help our communities achieve the goals set forth in their individual

comprehensive plans to provide our citizens with living wage jobs, restore investment in housing stock and provide more affordable housing, improve our schools' performance, and regain our ability to attract and keep the best and brightest while ensuring we leverage a unique gateway to the many opportunities that exist in our backyard.

The expected outcomes of the Brownfield Assessment Program are: (1) to reduce real or perceived negative environmental impacts to the community; (2) to facilitate greater community access and improve aquatic habitats by restoring and expanding greenspaces; and (3) create favorable economic conditions for smart and sustainable growth through brownfields remediation and achieving community improvement goals adopted through various local stakeholder-driven planning efforts. The James and Staunton Rivers and their many recreational opportunities are adjacent to many of the CVPDC's brownfields priority sites.

1.c. Strategy for Leveraging Resources

1.c.i. Resources Needed for Site Reuse: The CVPDC and economic leaders from the target area will use existing assets within the community by engaging employees and leveraging community members' expertise/volunteerism, and seeking additional resources for environmental assessment, remediation, and redevelopment efforts to close funding gaps. These available funding resources include but are not limited to the Virginia Department of Environmental Quality (VDEQ) Brownfields grant program (up to \$550,000 for brownfields site assessments and cleanups), the Virginia Stormwater Local Assistance Fund Program (up to \$5,000,000 for planning, design, and implementation of stormwater best management practices), VDEQ Wastewater Loans for Brownfields Remediation (up to \$1,000,000 to remediate brownfields, when that cleanup has a positive impact on water quality), CDBG: Community Development Block Grants, and the Industrial Revitalization Grant program run by the Virginia Department of Housing and Community Development (up to \$600,000 to renovate or demolish existing industrial structures). Existing funding resources and those we will leverage, will advance the reuse of brownfields sites by bolstering infrastructure and activity in the target areas, which will attract private developers and businesses.

1.c.ii. Use of Existing Infrastructure: Existing public utilities are more than adequate to support industrial and commercial redevelopment. Critical to attracting high-paying jobs, the region has focused on improving its broadband services network. Brookneal also boasts a robust water supply for future manufacturing operations. Public utilities and services are poised to serve businesses that infill along the Route 29 corridor in Madison Heights and along Confederate Boulevard in the town of Appomattox. Before the failed Chinese investment opportunity at the Thomasville Plant, the Town of Appomattox invested \$45,000 in water system renovations at the property. All of the targeted communities have access to regional transportation networks resulting from decades of investment for previous industrial operations. Re-purposing the targeted brownfields will allow for the full realization of those investment to support new job creation and quality-of-life improvements.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a. Community Need

2.a.i. The Community's Need for Funding: As revenue reductions and continually diminishing tax receipts have strained these rural communities' ability to self-fund these much-needed projects, the individual government units lack the financial resources to address legacy brownfield sites without the additional support this grant provides. Brookneal and Appomattox are proud of their manufacturing legacy, but the economic and environmental impact of plant closures have resulted in lower property values and a suffering tax base, leaving their communities in a downward economic spiral and unable to care for their most vulnerable residents. By addressing those under-utilized and abandoned sites with these monies, the CVPDC can address the glaring economic and environmental justice deficiencies.

Area residents live at a poverty rate much greater than the rest of the state. Many residents in the target areas identified live in poverty and are within walking distance of the brownfield target sites to be addressed by these monies. As communities being left behind, today our communities' poverty levels range from a low of 21.7% in Brookneal and a high of 45% in Madison Heights, well above the state average of 10.6%.

2.a.ii. Threats to Sensitive Populations:

2.a.ii.(1) Health or Welfare of Sensitive Populations: The communities in our target area are environmental justice communities; overburdened by legacy environmental impacts and crushing poverty. Data collected from a review of EJSCREEN, community needs health assessment reports, census data, and other current local data reveal that a dearth of employment opportunities has led to a reduction in quality of health for these already overburdened communities but also a disproportionately low high school graduation rate. From an agrarian economy whose engine was tobacco farming and trading to a manufacturing economy where furniture and textiles production were the largest employers, the communities in our regional target areas and those adjacent to our priority sites are now home to poverty level rates that are some of the highest in the state. The poverty level for the Madison Heights community is 45% in comparison to Virginia's 10.6% poverty level. Not far behind are the Town of Appomattox (32%) and Brookneal (21.7%). In Brookneal, 64.17% of children who attend Brookneal Elementary participate in the free or reduced cost lunch programs. Our target region has some of the lowest high school graduation rates: while only 8.7% of Virginians lack a high school education, 21% of Madison Heights students don't graduate from high school while 15% and 10.1% lack high school diplomas in the Town and County of Appomattox respectively. In Appomattox County, 3 in 10 citizens in poverty have less than a high school education.

This Brownfield Assessment Grant will allow CVPDC and its partner localities to take sites that are impossible to promote in their current state, quantify environmental impacts, and move those properties to shovel-ready status. By making them available for CVPDC and the Commonwealth's economic development team to market to new businesses, CVPDC will be able to remedy the root cause of the region's crippling poverty rates.

2.a.ii.(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: It is impossible to encapsulate all of the EJSCREEN data for our target areas, but most striking is the difference in household income between Black and White households for each locality. The gap ranges from a low of \$9,718 (Campbell County-Brookneal) to a high of \$22,501 (Lynchburg) with an average difference of \$17,245 by household. For the target region, people of color comprise 47.7% of Brookneal's population. Madison Heights is comprised of 36%; while the County and Town of Appomattox are 24% and 22.1%. This difference is a significant factor when we then consider health outcomes. Numerous studies have demonstrated that poverty is associated with higher rates of poor health and chronic health conditions. Community assessment reports revealed communities in our target areas see a higher rate of premature deaths and low birth weight, especially among people of color.

What's more, our communities lack access to affordable health care. Appomattox County is federally designated as a Medically Underserved Area and as a Health Professional Shortage Areas for Primary Care. Both Brookneal and the Town of Appomattox are designated as Health Professional Shortage Areas for Dental services, while all localities in our target area are designated as Mental Health Professional Shortage Areas.

Especially considering the scale of many of the targeted sites in relation to their contextual populations, addressing these brownfields will afford the impacted communities with the ability to address longstanding EJ issues with an emphasis on improving the health and environmental impacts on overburdened populations.

2.a.ii.(3) Promoting Environmental Justice: It is no surprise that the EJSCREEN reports indicate that communities located in the target areas and adjacent to the priority sites all fall in the 70th percentile on EJSCREEN's 11 indices of environmental indicators. The CVPDC and its brownfields team will actively engage and communicate with our target area community members to inform, educate, and facilitate their participation in shaping brownfield site future reuse. We are committed to engaging those communities that have previously been left out of redevelopment discussions. It is impossible to redress the injuries that these communities have experienced in the last 100 years. However, the EPA Brownfield Assessment Grant will facilitate redevelopment plans for our target sites, ensuring that legacy environmental impacts will be properly managed and the need for access to affordable health care, healthy food options, and improved options for living wage employment will be answered through taking those sites to shovel-ready status.

2.b. Community Engagement

2.b.i. and 2.b.ii. Project Involvement and Project Roles: The CVPDC has had and will continue to enjoy an ongoing and steadfast commitment from many project partners.

Local Community Partners

Name of Organization	Point of Contact	Specific Role In Project
Lynchburg Regional Business Alliance	Megan Lucas, CEO & Chief Economic Development Officer meganlucas@lynchburgregion.org 434.845.5968x18	Assist with program implementation (contracting, site selection, community outreach, resource leveraging). Health/welfare risk consultation.
Brookneal Chamber of Commerce	Laura Shepherd, President wshepherd12@msn.com (434) 942-6779	Assist with program implementation (site selection, marketing site selection professionals/the community). Represent CVPDC Brownfields program at national conferences.
Campbell County NAACP	Reggie Herndon, President naacplynchburg@gmail.com 434-386-8342	Promote the Brownfields program throughout the Planning District. Provide on-the-ground support and in-kind contributions of facilities and materials.
Lynchburg Community Action Group	Trenay Tweedy, President & CEO ttweedy@lincag.org 434.455.1601	Provide educational outreach and community support for the Brownfields Program, with a focus on reducing household poverty.
James River Association	Bill Street, CEO bstreet@thejamesriver.org 804.788.8811, ext 201	Promote the Brownfields program and provide expertise and volunteers; weigh-in on redevelopment plans.

2.b.iii. Incorporating Community Input

The CVPDC has a robust Community Engagement Plan designed to allow every voice to be heard. Community engagement will include the local community, project partners, and residents/groups in the target areas. Opportunities for community input will be announced through social media, press releases to local newspapers and TV stations, notices posted on the Cities' websites, and multi-language flyers. Outreach efforts will be not only in English but also in Spanish to ensure that our Hispanic residents are not overlooked. In addition, we will reach out to community organization leaders within our target area to inquire how best to conduct outreach to their members. Our goal will be to utilize libraries, grocery stores, barbershops, church groups, and doctors' offices as vehicles for outreach, engagement, and education.

An initial community kick-off meeting will be held within two months of the EPA Brownfields grant award announcement. The CVPDC will also hold community meetings, meetings with local elected officials, and other special topic and stakeholder groups to ensure the highest level of local participation, when sites are selected for assessment and when citizens or community organizations request additional information regarding the brownfields project. If requested, the CVPDC, associated economic development personnel of the target areas, and selected consulting representatives will attend community organization meetings to discuss projects and/or specific site assessments. Before and during open meetings, community input will be factored into all project decisions. Public comments/input will be encouraged and compiled by the CVPDC. Responses to community input will be distributed through communication channels similar to those used to announce community engagement opportunities (social media, flyers, etc.).

In the event of continued COVID-19 restrictions for travel and gatherings, we will host virtual community engagement events. We have the experience and capacity to host virtual events for hundreds of participants using the most common platforms.

3. TASK DESCRIPTIONS, COST ESTIMATES AND MEASURING PROGRESS

3.a Description of Tasks/Activities and Outputs

<i>Task 1 Programmatic Oversight</i>
i. Implementation: Includes recording and processing financial and contractual transactions. The performance reporting component primarily involves the preparation and submission of required reports to EPA and postings to the Assessment, Cleanup, and Redevelopment Exchange System (ACRES) database.
ii. Anticipated Project Schedule: Throughout the performance period
iii. Task/Activity Lead: CVPDC with consultant assistance
iv. Outputs: Quarterly Reports, MBE WBE Reporting, Site Inventory Development and Tracking
<i>Task 2 Community Engagement, Site Inventory, and Prioritization</i>
i. Implementation: The CVPDC will announce the award to the public through press releases to local newspapers and TV stations, notices posted on the CVPDC website, and multi-language flyers. Presentations will be made to CVPDC member communities as well as local civic and environmental organizations. The CVPDC will use these opportunities to describe the assessment program, explain its benefits and answer questions. In an effort to reach out to communities whose health, welfare and economics are potentially most affected by the presence of Brownfields, the CVPDC will directly coordinate with community groups such as the NAACP and Lynchburg Community Action Group. Following completion of an assessment, the primary information flow will be outward to the community, informing local stakeholders about assessment activities, providing assessment results and explaining health and environmental impact findings. When cleanup and/or redevelopment planning is initiated for a site, more intensive involvement activities, including explanations of plans and rationales, solicitation of comments, and feedback from stakeholders will be implemented. At the project's close, the CVPDC will hold a final community meeting to explain the successes and challenges faced during the project and request comments regarding interest in pursuing additional redevelopment activities. The following are just a few of the targeted activities allowing our residents extensive opportunities to be involved in the project:
<ul style="list-style-type: none"> ▪ Establishment of a “Brownfields Committee.” This committee will meet several times to review and guide the implementation of our assessment and associated Brownfields efforts; ▪ A broad outreach and advertising campaign, engagement of community stakeholders, community planning and input sessions; ▪ One-on-one meetings with property owners, prospective purchasers, real estate agents, and bankers who are active in the community and supportive of the economic possibilities associated with the Brownfields Revitalization initiative.
ii. Anticipated Project Schedule: Throughout the performance Period
iii. Task/Activity Lead: CVPDC with consultant assistance
iv. Outputs: Community meetings, marketing materials, site inventory, property owner engagement, property approval questionnaires
<i>Task 3 Environmental Site Assessments (Phase I and Phase II ESAs):</i>
i. Phase I ESAs will be conducted following the most recent ASTM 1527-21 and the federal All Appropriate Inquiry (AAI) standards. Completion of Phase I ESAs is anticipated for each of the target sites and will also be conducted at sites positioned throughout the district. Phase II ESAs will be completed at candidate sites. A Quality Assurance Program Plan (QAPP) will be developed for use on all Phase II ESAs. A site-specific Sampling and Analysis Plan (SAP) and Health and Safety Plan (HASP) will be developed prior to conducting each Phase II ESA.

ii. Anticipated Project Schedule: Throughout the performance period
iii. Task/Activity Lead: This task will be executed by CVPDC's qualified environmental professional(QEP).
iv. Outputs: 14 Phase I ESAs, 10 Phase II ESAs, Program-Wide QAPP, SAPs, HASPs
<i>Task 4 Reuse and Remediation Planning</i>
i. Cleanup and reuse plans will be developed in tandem with assessment activities. A focus will be to develop reuse plans to inform more detailed Phase II characterization work. This will ensure that focus is on human health, environmental quality, and the ultimate reuse as a collective vision that will affect sustainable development. The emphasis will be on growing economically stronger, healthier, and more socially diverse communities through brownfields redevelopment. A brownfields reuse brochure will be developed to support marketing the sites and future funding requests.
ii. Anticipated Project Schedule: Second and third years of performance period.
iii. Task/Activity Lead: This task will be executed by CVPDC, Community Partners QEP, and planning partners.
iv. Outputs: Reuse and remediation plans for up to four eligible sites

3.b Cost Estimates - The cost estimates provided below were developed using average costs for Environmental Site Assessments in our area, standard GSA travel rates, and the standard fringe benefit/indirect cost ratios utilized by the CVPDC. Indirect costs are limited to eligible activities as defined in 2 CFR 200.414.

Budget Categories		Task 1	Task 2	Task 3	Task 4	Total
		(Programmatic Oversight)	(Community Engagement, site inventory, etc.)	(Site Assessment)	(Reuse and Remediation Planning)	
Direct Costs	Personnel	\$9,000	\$6,105			\$15,105
	Fringe Benefits	\$4,568	\$3,099			\$7,667
	Travel		\$5,000			\$5,000
	Equipment					
	Supplies		\$1,001			\$1,001
	Contractual	\$7,824	\$19,560	\$300,000	\$140,000	\$467,384
Total Direct Costs		\$21,392	\$34,765	\$300,000	\$140,000	\$496,157
Indirect Costs		\$2,290	\$1,553	\$0	\$0	\$3,843
Total		\$23,682	\$36,318	\$300,000	\$140,000	\$500,000

Task 1 Programmatic Oversight (\$23,682):

- Personnel Costs: 300 hours at average rate of \$30/hour = \$9,000.
- Fringe Benefits Costs: \$4,568 = (\$9,000 Personnel Costs) x (50.76% Fringe Benefit Rate)
- Contractual Costs: 48 hours at average rate of \$163/hour = \$7,824.
- Indirect Costs: \$2,290 = (\$9,000 Personnel Costs) x (25.44% Indirect Cost Rate)

Task 2 Community Engagement, Site Inventory, and Site Prioritization (\$36,318):

- Personnel Costs: 203.5 hours at average rate of \$30/hour = \$6,105
- Fringe Benefits Costs: \$3,099 = (\$6,105 Personnel Costs) x (50.76% Fringe Benefit Rate)
- Travel: CVPDC attendance at National Brownfields Conference, Commonwealth of Virginia Brownfields Conference, training Seminars = \$5,000.
 - National Brownfields Conference: Registration (\$500) + Lodging (\$800) + Transportation + Flight/rental car and Fuel/Parking (\$1700) + Per Diem (\$360) = \$3,360
 - Virginia Brownfields Conference (x 2 staff): Registration (\$150) + Lodging(\$250) + Transportation + rental car and Fuel/Parking (\$300) + Per Diem (\$120) = \$820 x 2 staff = \$1,640
- Supplies: Cost for supply project materials = \$1,001

- Contractual Costs: 120 hours at average rate of \$163/hour = \$19,560
- Indirect Costs: \$1,553 = (\$6,105 Personnel Costs) x (25.44% Indirect Cost Rate)

Task 3 Environmental Site Assessments (\$300,000):

- Contractual Costs: Phase I ESAs for approximately 14 eligible sites at an average cost of \$3,500 per site = \$49,000.
- Phase II ESAs for approximately 10 eligible sites at an average cost of \$25,100 per site = \$251,000.

Task 4 Reuse and Remediation Planning (\$140,000):

- Contractual Costs: Preparation and negotiation of remediation plans for four eligible sites at a median cost of \$12,000 per site; preparation or reuse plans for two to four eligible sites at a median cost of \$23,000 per site = \$140,000. Estimate based on consultant EPA Region III and VA DEQ experience.

3.c. Measuring Environmental Results

The CVPDC will develop and implement a brownfields work plan based on tasks listed in the proposed grant budget and establish a timeline for their completion. Each of these tasks will be further delineated into more specific subtasks, and individuals will be assigned responsibility for their completion. CVPDC staff will track and record our progress through detailed reports, which will be submitted quarterly to EPA.

Key Program activities will be carefully planned, implemented, and evaluated to ensure that grant funds are successfully utilized within the three-year performance period. The CVPDC's selected QEP will support the CVPDC and assure that it remains in compliance with the implementation of the Brownfields program and ensure correct project tracking and reporting. Biannually, the CVPDC will assess the performance status for the proposed Phase I and Phase II ESAs to ensure that progress is on-track with Program goals. The CVPDC will frequently communicate with our EPA Project Officer.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4.a. Programmatic Capability

4.a.i., 4.a.ii, and 4.a.iii Organizational Capacity and Description of Key Staff The CVPDC will manage the administrative and financial aspects of the Brownfields Assessment Program. Mr. Gary Christie, Executive Director, will serve as the Executive Director and Fund Manager, and Kelly Hitchcock, Planning and Development Director, will serve as Program Administrator. Strategic and tactical direction for the use of EPA funds will be provided by the CVPDC; prospective sites will be evaluated for consistency with Program goals, active living, and smart-growth principles. The CVPDC will rely on its Qualified Environmental Professional (QEP) to implement technical aspects of the Brownfields Assessment Program.

With assistance from the Lynchburg Regional Business Alliance and other private economic development groups, the CVPDC has a proven track record of administering state and federal grant programs with a total value of over \$2,000,000 and manages over \$11,000,000 annually for various boards and authorities. Staff from these groups will work closely in utilizing the CVPDC's QEP, managing the Brownfield Area Committee, and maintaining communication between local residents, business owners, and community organizations.

4.a.ii. Organizational Structure: The CVPDC is the planning district commission for 10 localities in central Virginia. Gary Christie is the Executive Director and will be the CVPDC Brownfields Team lead and administrator. Rosalie Majerus is CVPDC's Deputy Director of Finance and will be responsible for the disbursement of and management of grant funds. Kelly Hitchcock will lead community engagement efforts and brownfields outreach and education events. Regional planners, Philipp Gabathuler and Ada Hunsberger will represent redevelopment planning goals. Traci Blido, Executive Director of Workforce Development and her team, Lori Cumbo and Gina Dudley will provide expertise in matters of regional workforce status and provide consultation for how brownfields redevelopment strategies can best improve employment opportunities. In addition to CVPDC staff, representatives from the target area localities will also provide in-kind support and expertise. Specifically, Susan Adams, County Administrator, will represent Appomattox County; Gary Shanaberger, Town Manager will represent the Town of Appomattox; Russell Thurston, Town Manager, will represent Brookneal; and, Dean Rogers, County Administrator for Campbell County, will represent the census area of Madison Heights. In addition to member localities, CVPDC member Megan Lucas, CEO of the Lynchburg Regional Business Alliance, will represent the region's business community and will support CVPDC's

brownfields efforts by helping identify potential developers and property owners interested in utilizing assessment funding towards redevelopment.

4.a.iv. Acquiring Additional Resources: Procurement systems are in place that allow the CVPDC to solicit bids and select subcontractors in a timely manner. Contractors will be hired as needed to ensure adequate expertise and resources for the successful implementation of the Brownfields Assessment Program. The CVPDC will adhere to the Virginia Public Procurement Act (VA Code, Chapter 43, Title 2.2) and Federal Code 40 CFR 13.36, procuring services through competitive negotiation. The CVPDC will utilize a Virginia small business (SWaM) certified environmental consulting firm with extensive brownfield remediation and local redevelopment experience and technical expertise.

4.b. Past Performance and Accomplishments

4.b.ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements: Since 1969, the CVPDC has a proven track record of managing federal, state and local grants. We serve our 10 local governments with grant writing and grant administration services managing \$11 million annually. We have or currently manage grants from the Virginia Department of Emergency Management (CVPDC is grantee), Virginia Department of Housing and Community Development (CVPDC manages 2 grants), the Virginia Department of Historical Resources (CVPDC manages grant), and the Virginia Department of Environmental Quality (VDEQ; CVPDC is grantee).

4.b.ii (1) Purpose and Accomplishments

Hazard Mitigation Assistance Grant (\$109,500) - Through grant funding provided by FEMA (\$82,000), the Virginia Department of Emergency Management (\$22,000), and local funding (\$5,500) the CVPDC updated the region's Hazard Mitigation Plan (HMP). The project included procuring a consultant with expertise to guide HMP development; coordination between consultants, representatives from all 10 member localities, and state/federal agency representatives; and development of the plan. The project's output, the HMP, was submitted to FEMA in December 2020 and achieved Approved Pending Adoption status January 22, 2021, after which the CVPDC guided the locality adoption process. All 10 CVPDC localities adopted the regional HMP by April 2021.

Chesapeake Bay Implementation Grant (CBIG, \$58,000 annually) – Since 2019, the CVPDC has successfully utilized grant funding provided by the VDEQ to assist the Commonwealth in meeting Virginia's Chesapeake Bay Watershed Implementation Plan (WIP) goals. The CVPDC developed a Watershed Advisory Committee to guide and oversee the execution of the Scope of Work. Activities include the execution of the James River and Tributaries Total Maximum Daily Load (JRT TMLD) study and the JRT TMDL Implementation Plan. Under this funding, the CVPDC has also developed the Middle James River Vision Plan Project, which outlines a 5-year action plan to expand protection and recreational access along portions of the James River.

4.b.ii (2) Compliance with Grant Requirements

HMP Grant - The \$109,500 regional HMP project had a 3-year performance period (11/2/2017 to 10/30/2020) for execution. The document was developed according to a FEMA-prescribed process, which was submitted and reviewed at defined points through the grant cycle. The HMP was completed in December 2020. Quarterly activity reports were submitted as required to FEMA and VDEM throughout the planning process.

CBIG – As required by the grant, each year, the CVPDC submits a project Scope of Work that guides staff programmatic and project activities between January 1 and December 31. CVPDC submits grant-required progress reports regarding the execution of the Scope of Work activities to the VDEQ; successful management of this grant has resulted in a continued award for FY2022.

The CVPDC has not been subject to adverse findings in audits, nor is it required to comply with special high risk terms and conditions under any federal agency regulations.

Threshold Criteria Response

1. **Applicant Eligibility** – The Central Virginia Planning District Commission (CVPDC) is a Regional Council of General Purpose Units of Local Government under the laws of the Commonwealth of Virginia and thus is an eligible applicant. The CVPDC is established under section 15.2-4200 of the Code of Virginia as one of 21 planning districts which serve the local governments of the Commonwealth (CVPDC Charter Agreement and Code of Virginia, Section 15.2-4200 attached).
2. **Community Involvement** – Committed to fostering a strong collaboration between CVPDC's member localities, community organizations, local residents, and regional business owners, CVPDC and its partner localities will continue to provide avenues for community stakeholders and leaders to assemble, discuss and refine their vision for the region. An initial community kick-off meeting will be held within two months of the EPA Brownfields grant award announcement. Subsequent to the kick-off meeting, the CVPDC will hold community meetings when sites are selected for assessment and when additional information regarding the brownfields project is requested by citizens or community organizations. Community engagement opportunities will be announced through social media, press releases to local newspapers and TV stations, notices posted on the City's websites, and multi-language flyers.

Prior to and during community meetings, community input will be factored into all project decisions. Public comments/input will be encouraged and compiled by CVPDC. Responses to community input will be distributed through communication channels similar to those used to announce community engagement opportunities (social media, flyers, etc.). These activities include providing for bilingual communications and printed fliers as the need is identified.

3. **Named Contractors and Subrecipients** – No contractors or subrecipients to conduct work proposed in this application are named herein.
4. **Expenditure of Assessment Grant Funds** – the CVPDC does not currently have an active EPA Brownfields Assessment or Multipurpose Grant.