1. **Applicant Identification:** Stafford County Economic Development Authority (EDA)  
   1300 Courthouse Road (PO Box 339)  
   Stafford, Virginia 22555-0339

2. **Funding Requested:**
   a. **Assessment Grant Type:** Community-Wide  
   b. **Federal Funds Requested:**  
      i. $500,000  
      ii. Waiver Not Applicable

3. **Location:** Stafford County, Virginia

4. **Target Area and Priority Site/Property Information:**
   - **Target areas:** Falmouth, Downtown Stafford, & North Stafford, Virginia  
   - **Census Tracts/Blocks:** 511790104.04/.06 (Falmouth) & 511790102.16 (North Stafford)  
   - **Priority Sites:**  
     - Chatham Heights Square  
       - Chatham Heights Rd.  
       - Fredericksburg, VA 22405  
     - Ferry Farm Shopping Center  
       - 201 Kings Hwy suite 101  
       - Fredericksburg, VA 22405  
     - i-Garage Autobody and Repair Shop  
       - 105 W Cambridge St  
       - Fredericksburg, VA 22405  
     - County-Owned Land  
       - Courthouse Rd.  
       - Stafford, VA 22554
   - and  
   - Ice and Fuel Service Site  
     - 3315 Jefferson Davis Hwy (Rt. 1)  
     - Stafford, VA 22554
5. **Contacts:**

   a. **Project Director:** John Holden, Director  
      Department of Economic Development and Tourism  
      Stafford County  
      PO Box 339, Stafford, Virginia 22555  
      Phone: (540) 658-8681  
      Email: JHolden@StaffordCountyVa.gov

   b. **Chief Executive:** Joel Griffin, Chairman  
      Stafford County Economic Development Authority  
      PO Box 339, Stafford, Virginia 22555  
      Phone: (540) 658-8681  
      Email: jgstafforda@yahoo.com

6. **Population:**  

   - Stafford County, Virginia  
     156,927  
   - North Stafford Target Community (Census Tract 511790102.16)  
     7,379  
   - Falmouth Target Community (Census Tracts 511790104.04 & .06)  
     10,839

7. **Other Factors Checklist:**

<table>
<thead>
<tr>
<th>Other Factors</th>
<th>Page #</th>
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</thead>
<tbody>
<tr>
<td>X Community Population is 10,000 or less.</td>
<td>4</td>
</tr>
<tr>
<td>The applicant is, or will assist, a federally recognized Indian tribe or United States territory</td>
<td></td>
</tr>
<tr>
<td>The priority brownfield site(s) is impacted by mine-scarred land.</td>
<td></td>
</tr>
<tr>
<td>X 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>1,2,3</td>
</tr>
<tr>
<td>X The priority site(s) is in a federally designated flood plain.</td>
<td>1</td>
</tr>
<tr>
<td>X The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.</td>
<td>3</td>
</tr>
<tr>
<td>X The reuse of the priority site(s) will incorporate energy efficiency measures.</td>
<td>3</td>
</tr>
<tr>
<td>X 30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfields site(s) within the target area.</td>
<td>1,2,3,8,9,10</td>
</tr>
<tr>
<td>X The target area(s) is located within a community in which a coal-fired power plant has recently closed (2011 or later) or is closing.</td>
<td></td>
</tr>
</tbody>
</table>
8. **Letter from the State or Tribal Environmental Authority:** An acknowledgement and support letter, dated November 10, 2021, from the Virginia Department of Environmental Quality (VADEQ) is attached to this Narrative Information Sheet.

9. **Releasing Copies of Applications:** Not Applicable

**Attachments:**

- VADEQ Acknowledgement Letter
John P. Holden, Director
Economic Development & Tourism
Stafford County
1300 Courthouse Road
Stafford, VA 22554

VIA ELECTRONIC MAIL

Subject: Acknowledgement and Support
USEPA’s Community Wide Brownfields Assessment Grant
EPA-OLEM-OBLR-21-04
Stafford County – Economic Development & Tourism

Dear Mr. Holden:

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 Stafford County. DEQ has already begun partnering with you to advance brownfields redevelopment across the community and is thrilled to add our support for the subject EPA grant proposal.

It is our understanding that the primary target areas are Falmouth-White Oak and more generally, the Route 1 Corridor. The historic areas of Falmouth-White Oak, at the southernmost end of US Route 1, have retained their historic structures and commercial centers built in the mid-1970s but have been “passed over” for years and face challenges for continued and enhanced redevelopment. Along Virginia’s DOT new interchange at Exit 140 and roadway to Route 1, is the southern boundary of what is planned as Downtown Stafford. Land along Courthouse Road—approximately 35 acres—along with 15 other parcels in the downtown area are targeted for assessment, including a soon to be former Cardinal Cement site. Additionally, there are target properties in North Stafford along Route 1 and Aquia Creek currently and formerly used for auto repair and fuel delivery services.
Acknowledgement and Support
USEPA’s Community Wide Brownfields Assessment Grant
EPA-OLEM-OBLR-21-04
Stafford County – Economic Development & Tourism Office

The entirety of the County’s target area are designated Target Growth Areas under the Stafford County 2040 Strategic Plan, which focuses on targeting business and residential and business growth in the Urban Service Area.

It is our sincere hope that the subject proposal will be successful and the Stafford EDA will be able to leverage the funds to stimulate economic development and revitalization within the community. If I can be of further assistance, please don’t hesitate to call me at (804) 698-4064.

Sincerely,

Vincent A. Maiden, CPG
Brownfields Program Coordinator

cc: Richard Doucette – DEQ-NRO
Meade Anderson – DEQ - CO
Dale Hendon – Stafford County
1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1.a.i. Background and Description of Target Area

Stafford County is located 40 miles south of Washington, D.C. and sixty miles north of Richmond, VA. This once rural 277 square-mile County was established in 1664. Stafford has a rich history of business, industry, military service, and agriculture. Stafford is bordered to the north by Marine Corps Base Quantico (MCBQ) and to the south by the historic Rappahannock River. Stafford is the “boyhood home of George Washington,” notable for several civil war conflicts, and the historic former key port of Falmouth on the Rappahannock.

These are our three primary target areas for this Brownfields Assessment Grant:

1. **Falmouth**: Historical trade/industrial area along the Rappahannock River at Stafford’s southern border.
2. **Downtown Stafford**: A long envisioned and now planned multi-use urban center in central Stafford; this new development is being planned as a “smart downtown” that will be designed with citizen input in 2022-23.
3. **North Stafford**: Blighted areas along the U.S. Route 1 corridor.

The Falmouth area was a major center of commerce and industry in the 18th, 19th, and early 20th centuries in Stafford, due to the location on the navigable portion of the Rappahannock River. Major industries included boat building, gunsmithing, textile mills, and agricultural mills. These areas have fallen into decay.

Downtown Stafford is an area of roughly 840 parcels that contain approximately 1,743 acres of developable land just off the new I-95 Exit 140 interchange. There are two projects currently planned, but over 1,700 acres of additional land to develop. The first project is Fountain Park. Fountain Park is a 6-acre private-public partnership adjacent to the County’s own 23 acres. The County will release an RFP seeking a second private partner to develop its property. The larger Downtown Stafford area includes a number of sites that will benefit from environmental assessments to create an area where entrepreneurs can begin businesses and citizens can access services in a walkable county center.

North Stafford is representative of the poor planning practices of the 20th century. It includes the beginnings of some Class A offices, Class A light industry, and retail/commercial services adjacent to nearby MCBQ. However, remaining portions of the US Route 1 corridor are characterized by automotive repair facilities, used car lots, and old gas stations, which have left a legacy of petroleum contamination and blighted eyesores on the landscape in this target area. Without supplemental funds to catalyze investment in this area, it is not likely to attract reuse investments.

Over the last ten to twenty years, Stafford’s population has grown and diversified rapidly. In 2020, Stafford County was ranked 2nd in Virginia for population increase. Stafford also saw a significant increase in the proportion of its citizens who identify as Hispanic, African American, or two or more races compared to 2010 (27.5% compared to 42.5% today). Although Stafford has grown, Stafford County has not been able to keep pace to improve or re-develop older properties where the majority of these vulnerable populations reside.

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

We have completed an inventory with over 30 potential Brownfields sites in the three primary target areas noted above and met with some property owners, non-profits, and citizens. We prioritized a combination of site-specific assessments and reuse/revitalization planning activities for each of the 3 target areas: Falmouth, Downtown Stafford, and North Stafford as detailed below.

**Falmouth**: This area includes 1950’s era industrial properties that formerly housed food manufacturing, small mechanic shops, and other industrial operations. The EDA recently supported the redevelopment of one property so that it could be returned to productivity as a cancer treatment facility. This area includes two priority sites, Chatham Heights Square and Ferry Farm Shopping Centers, both of which have languished for years, but whose are beginning to make plans for reinvestment and redevelopment. Site Reuse Plans and Market Studies are also proposed for these two priority sites. The properties near both of these centers include a number of mechanics, car body shops, and other properties also in need of investment and environmental assessments. The assessment and subsequent reuse and revitalization of these properties would stimulate the local economy, provide jobs, and improve a “tired” and blighted historic Falmouth. Further, reuse should support the cleanup of the Rappahannock River and limit environmental issues caused by runoff.

Another priority site identified in the Falmouth target area is i-Garage Autobody and Repair Shop in the heart of the historic village of Falmouth within the floodplain of the Rappahannock River. This site is adjacent to the popular American artist
Gari Melchers’ Home and Studio (Belmont). The EDA has been working with private owners to redevelop this property from its current use into a cultural-arts business; this site is the cornerstone of implementing cultural-arts development plans in Falmouth that have long been stalled.

**Downtown Stafford:** Today, the stretch of I-95 that bisects Stafford County north-to-south is one of the most congested interstates in the nation. The Virginia DOT recently completed a new interchange at Exit 140 and US Route 1; this interchange will form the heart of what is being planned as Downtown Stafford. Stafford County owns a priority site consisting of approximately 23 acres of land in this area -- the center of government in the County. That priority site, along with a portion of approximately 15 other parcels in this area, is also targeted for a Site Reuse Vision planning assessment, including a former Cardinal Cement site (cement mixing facility). Brownfields sites in this area include closed gas stations, car washes, and mechanic shops. Assessment and characterization of potential contamination at these priority and non-priority sites will be necessary to facilitate site cleanup, reuse and redevelopment of prime development properties in this area, which will provide a safe and walkable community center for Stafford residents.

**North Stafford:** This target area is nearest to Washington DC, and offers unique and valuable redevelopment potential. To further understand the potential redevelopment and economic gain in this area blighted with used car lots and automotive sales and repair sites, we propose conducting an overall Brownfields Revitalization Plan. The plan will also include Site Reuse Visioning and/or Resource Road mapping to better understand feasible reuse options for sites within this target area. A priority site in this area is owned by (though no longer operating as) an ice and fuel service. That 10 acres of property along Route 1 is being leased by two used auto sales businesses and an auto repair shop. The site borders Aquia Creek, a Potomac River tributary. All the while, individuals living in this relatively densely populated area along US Route 1 must travel by car over one of the most congested corridors in the United States for basic necessities, to purchase food or see a doctor.

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

The Stafford County Board of Supervisors has adopted a Master Redevelopment Plan as an economic development element of the Comprehensive Plan. The Plan identifies our focus areas as “Targeted Growth Areas” (TGAs) that offer unique opportunities for development. Thus, this Brownfield Assessment Grant will be a key component to achieving the goals set by Stafford County in their Comprehensive and Master Plans.

Assessment and revitalization in the Falmouth target area aligns with the critical cultural and historical components of Stafford County. This area also hosts one of the most disadvantaged populations in Stafford, with much older and blighted housing stocks. In accordance with the County’s Comprehensive Plan and Economic Development Strategy, redevelopment of this area will focus on revitalization of long-stagnant commercial centers and attracting visitors to local businesses.

Downtown Stafford is an area envisioned and planned as a high-density “smart downtown.” Stafford is home to the Virginia Smart Community Testbed, a partnership with the Virginia Center for Innovative Technology located in a refurbished 7-11 store. The Testbed is piloting new smart-technologies that will then be deployed into Downtown Stafford. Downtown Stafford will be the newest urban smart environment in Virginia. It is envisioned as the walkable heart of Stafford. Trails will extend in all directions to connect existing and planned residential communities and historic sites. The County has planned and rezoned the 23-acre priority site, but until Brownfields assessment and revitalization occurs, the Downtown Stafford vision cannot be realized. The County will pursue a private-public partnership to initiate the development of its 23-acre site as this Assessment Grant is being submitted.

To facilitate private-sector investment in the North Stafford target area, the Stafford County Board of Supervisors has enacted land development regulations (including a special commercial zoning district to spur developer interest) and will offer zoning flexibility for targeted reuse. The reuse goal is to provide necessary space for commercial development, create a vibrant business community anchor for North Stafford County, and consider alternative travel corridors that may also attract services for the isolated citizens in that area.

1.b.ii. Outcomes and Benefits of Reuse Strategy

As the region’s population grows, Stafford County officials believe that the target areas provide unique opportunities for businesses and recreational development to serve all citizens in Stafford. Our target areas represent a unique range of opportunities for its citizens.
Assessments in the Falmouth target area, including the centers surrounding the new cancer treatment facility in Chatham Heights and Ferry Farm Shopping Center areas along with i-Garage Autobody will foster additional private investment and revitalization of a number of old sites. This will further foster public investment in historic signage, walkways, and a proposed boardwalk on the Rappahannock River. Through sensitive infill development, protection of the natural surroundings, and improved access to the river, this target area will become a key link in the development and revitalization of Falmouth. The shopping centers are also planned to be redeveloped with “green” building components. These upgrades will provide better quality of life and health outcomes for the young, elderly, and disabled populations living in this area.

Brownfield planning and assessments in Downtown Stafford will foster the progress of a new “smart” development driven by the Virginia Smart Community Testbed. Downtown Stafford will include the most modern 5G and other infrastructure to create energy efficient buildings and new healthy/“safe” environments. The Testbed is currently piloting smart lighting solutions, indoor clean air filters, and testing a smart building ecosystem software. The planned high-density development has long been envisioned as the central “place” of Stafford. The RFP for a private partner to develop the County’s site includes green smart technology, a cultural center, an institute of higher-learning, and a varied/wide range of housing options (including an affordable housing fund) in a walkable and livable community.

Brownfield planning in North Stafford will spur concentrated economic growth by creating a positive initial impression to visitors and inviting a pedestrian environment for workers. Redevelopment in this area will generate new business, create new high-paying tech jobs as well as cleanup, modernization, and diversification away from the traditional auto and fuel sales corridor. This area is a regional priority for traffic improvements and is being vetted by the Virginia Department of Transportation to improve pedestrian access and traffic congestion. EJScreen places this area at greater than a 90th percentile for linguistic isolation and traffic proximity. The ability to access services closer to home and potentially commute locally will have a drastic improvement for the large and growing minority community here.

1.c.i. Resources Needed for Site Reuse

Stafford County EDA has operated business loan and technical assistance programs for redevelopment since its formation and has direct experience in property acquisition, cleanup, and reuse planning. We have extensive experience working with state and federal agencies, municipalities, developers, and other regional organizations to leverage and secure funding for economic and community development projects. With EDA’s limited non-dedicated funds, this requires us to seek funds for technical support for assessing these properties. Without external assessment funds, the projects in Falmouth and North Stafford will likely not occur. The EDA has partnered with some businesses (First Line Technologies is an example below) but its resources to have a true impact are limited.

In Falmouth, the EDA and First Line Technologies recently shared costs for Phase I and II assessments at its desired expansion site. The EDA is also supporting the development of a necessary (in our opinion) cancer treatment facility in one of the targeted priority shopping centers. Additionally, the EDA is in talks with the owner of a building in downtown Falmouth (location of i-Garage Autobody) to redevelop this property. However, EDA’s limited funds will hinder progress of assessment and reuse planning needed to clarify and identify cleanup and redevelopment costs.

The development of Downtown Stafford will take significant funds in a phased approach, leveraged in part by the EDA. Fountain Park is a cost-shared agreement to develop the first six acres of Downtown Stafford. Stafford is seeking to build new walkways, bikeways, and trail networks to its Downtown area. Private partner(s), state, and local funds are currently being leveraged for planning, design, and building this development. The County is initiating the development of its property seeking a private partner. Together, with EPA assessment and planning funds, the County may foster additional property development in Downtown Stafford. Of note is the redevelopment of the cement mixing facility in this area. The company and the County are seeking ways to support relocating this facility and to reuse this land in the heart of Downtown Stafford. Taken together, there is potential for over $100M in new private development, pending outcomes of environmental assessments.

In North Stafford, the County recently reached an agreement with a developer for the extension of a primary road within the Quantico Corporate Center, and the development of 12 acres that will need environmental assessments. These private investments include new flex/office space and/or a new cyber conference center ranging in investment from $25M-$75M. The EDA will work with the State of Virginia to secure Community Development Block Grants (CDBG), the VADEQ Brownfields Assessment, and Clean Water RLF programs to secure gap funding for the assessment and/or cleanup of
Brownfields sites. Additionally, we will use the EPA funds for assessments and reuse of the areas surrounding the Center (the 10-acre priority site in North Stafford).

I.c.ii. Use of Existing Infrastructure
Stafford County requires reuse of all existing infrastructure and will take advantage of public transportation to support housing developments. Additionally, we want to include trails for a bikeable and walkable commute. Ordinances are set in place to guarantee that affordable housing stays affordable. Many of the other potential sites to be assessed, cleaned up, and reused in the target areas already have a full array of public infrastructure, but they are heavily geared toward vehicle-based transportation networks. Reuse of existing infrastructure in these areas promotes smart growth principles. Site and infrastructure reuse will reduce sprawl and foster a sustainable Downtown and neighborhoods in our County.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT
2.a.i. Community’s Need for Funding
The target areas and their communities possess higher percentages of a variety of disadvantaged populations, when compared to that of Stafford County, the State of Virginia, and the United States:

<table>
<thead>
<tr>
<th>Population or Sensitive Populations</th>
<th>North Stafford (Census Tract 511790102.16)</th>
<th>Falmouth (Census Tract 511790104.04, .06)</th>
<th>Stafford County</th>
<th>Virginia</th>
<th>U.S.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population</td>
<td>7,379</td>
<td>10,839</td>
<td>156,927</td>
<td>8,695,186</td>
<td>333,934,112</td>
</tr>
<tr>
<td>Households With +1 Person w/ Disability</td>
<td>13.82%</td>
<td>25.5%</td>
<td>21.62%</td>
<td>23.72%</td>
<td>25.49%</td>
</tr>
<tr>
<td>Minorities (% non-White)</td>
<td>56.74%</td>
<td>31.50%</td>
<td>42.5%</td>
<td>34.87%</td>
<td>30.83%</td>
</tr>
<tr>
<td>Veterans</td>
<td>16.97%</td>
<td>14.24%</td>
<td>19.39%</td>
<td>10.47%</td>
<td>7.29%</td>
</tr>
<tr>
<td>Elderly (65+ years)</td>
<td>7.2%</td>
<td>15.2%</td>
<td>10.13%</td>
<td>15.04%</td>
<td>15.65%</td>
</tr>
<tr>
<td>Young Children (&gt; 5 years)</td>
<td>9.3%</td>
<td>7.4%</td>
<td>6.4%</td>
<td>6.01%</td>
<td>6.09%</td>
</tr>
<tr>
<td>ALICE</td>
<td>-</td>
<td>-</td>
<td>29%</td>
<td>29%</td>
<td>40%</td>
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</table>

Stafford’s population continues (and will continue) to grow and become more diverse. According to census data, the percentage of the population that identifies as non-white increased from 27.5% in 2010 to 42.5% today. Stafford also has a proportionally high number of children under five years old, making Stafford (increasingly) the home to a high number of young non-white families. Stafford’s rapid growth has stretched its financial and staff resources and COVID-19 has limited private redevelopment investments. There is a real threat that continued growth may exacerbate existing undiscovered environmental matters and impact disadvantaged populations. This is a particularly significant issue for the Falmouth and North Stafford target areas. The EDA is applying for this grant to address this matter.

In addition to the above demographics, the number of Virginia households that identify as ALICE—Asset Limited, Income Constrained, Employed—grew 8% between 2007 and 2018 (the latest year these numbers were available in the 2020 report), even as the number of households in poverty remained flat and the state’s, including Stafford’s, economy improved under traditional measures. ALICE, which is published by a coalition of United Ways, reports that half of Hispanic households and 55% of Black households in Virginia are ALICE, as are 73% of young households and 76% of single-female-headed households. As the COVID-19 pandemic persists, the 16% of Virginia households that were on the cusp of the ALICE Threshold in 2018 are especially vulnerable. In 2018, 48,418 households (29%) in Stafford had income below the ALICE Threshold, meaning that they were unable to afford even the most basic budget. Yet since ALICE households earn above the Federal Poverty Level, they were not eligible for assistance. The large number of households struggling before the COVID-19 crisis helps explain why the dual impact of the current health crisis and economic disruption is so severe. ALICE is a particularly important index to look at because, for far too many families living in Stafford, the cost of living outpaces what they earn. These households struggle to manage even their most basic needs (housing, food, transportation, child care, health care, and necessary technology).
2.a.ii. (1) Health or Welfare of Sensitive Populations
The targeted shopping centers in Falmouth have long been owned by persons without the capital to reinvest. As indicated in the table above, Falmouth exhibits high levels of disabled and senior populations compared to Stafford. 25% of Falmouth households have a disabled individual living there—which is above the state average. In addition, nearly 20% of Stafford’s total population are veterans, which is nearly double the percent for the State of Virginia (10.3%) and more than double the U.S. (7.1%)—many of these veterans are also disabled.

In North Stafford, the population of non-white citizens is 56.74%. This area is characterized by young minority families. These individuals are in the 94th percentile for traffic proximity and the 92nd percentile for linguistic isolation (according to EPA’s EJScreen tool). This severely limits mobility and enhances the reason why development should be focused on revitalization in the area along the Route 1 Corridor.

Brownfields negatively impacts the welfare of the target areas’ sensitive populations, by creating blighted areas, inviting vandalism and crime, discouraging adjacent property owners from maintaining or improving their properties, and causing emigration to surrounding communities with lower property tax rates and housing prices. By facilitating the remediation and redevelopment of the priority sites, we will generate important positive outcomes for sensitive populations identified in our target areas.

2.a.ii. (2) Greater Than Normal Incidence of Disease and Adverse Health Conditions
Falmouth has a higher percentage of elderly and young children compared to Stafford County. These sensitive populations are more susceptible to damage from environmental pollutants because they have either underdeveloped or compromised biological systems. In the Falmouth area there are older homes and a higher percentage of homes with lead-based paint. EJScreen places this area is the 62nd percentile for lead based paint. There are also 3 identified hazardous waste sites within 2 miles of this census tract. The elderly and young populations are at a stark disadvantage. These sensitive populations are also higher risk and more susceptible to COVID-19 health and economic impacts.

According to the Virginia Cancer Registry, black males living in Stafford exhibit some of the highest rates of cancer in Virginia. At a peak of 755.1 (persons per 100,000) in 2005, there have been minor improvements towards lowering the rate but no significant decline. For example, cancer rates for black males were at 372.8 in 2011 but were 526.1 in 2012. The EDA supported the location of a cancer treatment center in the Falmouth area to encourage additional regional support for cancer patients. With EPA Brownfield funds, we will help plan for redevelopment in the Falmouth area surrounding this center to improve the broader quality of life and address health needs in Falmouth and beyond.

Groups that are disproportionately ALICE are impacted even more severely. Many ALICE families have been skimping on basic essentials for years, from essential nutrition to routine health care. Along with the added stress of living paycheck to paycheck, these factors increase the risk for chronic health conditions, making ALICE even more vulnerable during a public health crisis.

2.a.ii.(3) Promoting Environmental Justice
This will be the first ever Brownfield outreach in Stafford and the region. The Falmouth and North Stafford target areas have a higher percentage of disadvantaged populations. These target areas compete with the surrounding counties for economic (specifically retail) opportunities. This economic competition creates even more challenges for this area.

Brownfields are a disincentive to the attraction of new businesses to, or the expansion of existing businesses within, the target area, as businesses (and their associated jobs) instead locate in greenfields in other communities; this has a disproportionately negative effect on those economically-impoverished sensitive population groups who could benefit from any employment or better-paying employment.

This grant will facilitate the identification and reduce threats to these economically-impoverished sensitive populations by remediation and redevelopment of these priority sites and other Brownfield sites within the County. Positive outcomes include an increase in investment and an accompanying expansion of the tax base, leading to a lower property tax rate; and resiliency in employment through new business development.
2.b.i. and 2.b.ii. Project Involvement and Roles

We have secured 4 primary local partners who will help us reach out to the public and guide the Brownfields program. A Brownfields Steering Committee with members of these organizations will advise the EDA on site selection. Further, they will help interpret and tease out priorities based on community feedback in our outreach programs. We will work closely and collaborate with our community organizations, the Brownfields Steering Committee, health agencies, and the Virginia Department of Environmental Quality (VADEQ). The VADEQ is assisting the EDA in establishing a sustainable Brownfields assessment and redevelopment program. By providing guidance regarding the EPA and State Brownfields programs, this collaboration will ensure that proposed cleanups are completed in a long-term, sustainable manner.

<table>
<thead>
<tr>
<th>Partner Name</th>
<th>Contact Name, Email, &amp; Phone</th>
<th>Specific Role</th>
</tr>
</thead>
<tbody>
<tr>
<td>Virginia Black Business Directory</td>
<td>Marlon Wilson (Board Member): <a href="mailto:staffordvaeda@gmail.com">staffordvaeda@gmail.com</a>; 904-318-4621</td>
<td>Assist with the public outreach to the black business and minority community.</td>
</tr>
<tr>
<td>Rappahannock United Way</td>
<td>Janel Donohue (President): <a href="mailto:jdonohue@rappahannockunitedway.org">jdonohue@rappahannockunitedway.org</a>; (540) 373-0041 ext.307</td>
<td>Assist with public outreach to the ALICE and broader non-profit community.</td>
</tr>
<tr>
<td>Fredericksburg Regional Chamber of Commerce</td>
<td>Wendy Zelazny (Director of Member Relations): <a href="mailto:wendy@fxbgchamber.org">wendy@fxbgchamber.org</a>; (540) 373-9482</td>
<td>Assist with public outreach to the business community.</td>
</tr>
<tr>
<td>The Virginia Smart Community Testbed</td>
<td>David Ihrie or appointee (Chief Technology Officer, Virginia Innovation Partnership Corporation); <a href="mailto:david.ihrie@cit.org">david.ihrie@cit.org</a></td>
<td>Host the Steering Committee meetings. Integrate technology and analytics into community outreach and testing “green” technologies.</td>
</tr>
</tbody>
</table>

These local community partners have been chosen because their own constituencies/clients include one or more of the target areas’ identified sensitive populations, and/or their own goals are well-aligned with the goals of the EPA’s Brownfields Program, as well as the redevelopment plans of one or more of the priority Brownfield sites. The primary avenue for this active, meaningful involvement will be participation on the EDA’s Brownfields Steering Committee (each of the local community partners will be performing this role), which helps decide which Brownfields sites enter the program and the extent that environmental assessment activities are conducted, and also advise regarding the cleanup and future redevelopment of priority Brownfield sites and others. They will meet on a quarterly basis for a regular business meeting and will meet as needed following significant community outreach events or to make time sensitive decisions.

2.b.iii. Incorporating Community Input

The Stafford County EDA will implement an aggressive, multipronged plan for communicating project progress to the local community and local organizations/groups for the duration of the project. The EDA will provide accommodations including translators and/or document reading services for those unable to speak English or have hearing or reading impairments. EDA and its project partners are also prepared to adhere to CDC guidelines for COVID-19 as it relates to community feedback and outreach. We will use the Socially Distant Engagement Ideas for EPA Brownfield Grant Applicants as a resource for alternatives to face-to-face meeting (e.g. QR codes, flyers, local TV and radio, etc.).

At the foundation of our community input plan will be a strategically developed community survey (developed and approved by the Steering Committee). All community outreach will drive individuals toward the community survey to develop a sufficient amount of data and a broad enough sample to assist the steering committee in making well informed, data-driven decisions. This feedback loop will happen continually throughout the process so, over time, we can steer the program toward the most meaningful outcomes and measure those outcomes.

<table>
<thead>
<tr>
<th>Method</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Local Community Forums</td>
<td>EDA will conduct targeted area forums and specifically reach out to the elderly, disabled, or other citizens for whom specific communication methods are not effective. Hybrid/Virtual meetings will be utilized, and COVID-19 PPE and social distancing procedures will be used.</td>
</tr>
<tr>
<td>Local Radio</td>
<td>The EDA will be a regular guest on a local “Stafford Town Talk” radio show to promote the program. “Town Talk” listeners are primarily in the Falmouth area and generally older.</td>
</tr>
<tr>
<td>Social Media</td>
<td>EDA and its community partners will promote and discuss the project through their social media pages.</td>
</tr>
</tbody>
</table>
Narrative / Ranking Criteria

<table>
<thead>
<tr>
<th>Narrative / Ranking Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td>Newsletters &amp; Flyers</td>
</tr>
<tr>
<td>Information Repository</td>
</tr>
<tr>
<td>News Releases</td>
</tr>
<tr>
<td>Program Website</td>
</tr>
<tr>
<td>Public Meetings</td>
</tr>
<tr>
<td>Smart Kiosks</td>
</tr>
</tbody>
</table>

The EDA has already engaged with business owners in North Stafford, Falmouth, and Downtown Stafford and will also meet with property owners as part of this program. EDA also has an extensive email distribution list of over 10,000 emails for its weekly/monthly newsletter. Stafford elected officials (Supervisors) that represent the targeted areas of Falmouth and North Stafford will host local community forums. Again, this assessment program will be highlighted regularly in the community outreach of our Steering Committee partners as well. As a result of COVID-19, EDA has been in the process of growing outreach lists (via their existing CRM infrastructure) and strengthening their relationships community partners.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3.a.i. – 3.a.iv. Project Implementation, Schedule, Task/Activity Lead, and Outputs

**Task 1: Cooperative Agreement Oversight**

**i. Implementation:** Stafford County EDA will conduct programmatic oversight to further develop a sustainable Brownfields Program for ultimately redeveloping, reusing, and revitalizing its underutilized Brownfields sites. Based on a competitive bid process, the EDA will select a Qualified Environmental Professional (QEP) and will establish a Brownfield Advisory Committee (BAC) including members of Stafford County EDA, selected QEP, VADEQ, and community partners. Staff will attend at least 2 EPA National Brownfields conferences and/or EPA/VADQ training seminars and will perform general program management and communication with regulatory personnel, community officials, and the public. Stafford County EDA and its QEP will track progress through performance and financial reports, quarterly reports, and updates to EPA’s Assessment, Cleanup and Redevelopment Exchange System (ACRES) online database. Ensure that requirements of the EPA Cooperative Agreement are met. Stafford County EDA will also provide additional in-kind oversight and planning at no cost to the grant.

**ii. Schedule:** RFP and selection of the QEP; establish BAC within the first 3 months (1st Quarter) of funding award; quarterly reports and ACRES database updates each quarter during the 3-year grant period.

**iii. Leads:** Stafford County EDA will lead all programmatic grant activities. Stafford County EDA will develop RFP for QEP selection and will establish BAC. The QEP will perform quarterly reporting and ACRES updates.

**iv. Outputs:** A BAC will be established and will meet quarterly (12 meetings); competitive RFP and contract for QEP selection; 12 quarterly reports; and ongoing ACRES input/updates over 3-year grant period.

**Task 2: Community Outreach & Engagement**

**i. Implementation:** In accordance with our community engagement plan (Section 2b above), Stafford County EDA, its QEP, and community partners will develop an information repository; notify residents, adjacent land owners, and target communities of public meetings and assessment schedules; hold public meetings to inform, educate, and solicit public input on site inventory and selection, and provide written responses to comments; update the target community regarding assessment, cleanup, and redevelopment activities; and prepare public outreach materials. Stafford County EDA and its QEP will develop a marketing brochure on the Brownfields program and conduct public service announcements/meetings to promote the program. For each Brownfields site, Stafford County EDA, QEP, and its local community partners will also conduct site-specific outreach, public meetings, and communications with the community during key milestones in the assessment processes; public meetings will be held after the Phase II assessment activities and following the development of a cleanup and/or reuse/redevelopment plan to present the key findings to the community and property owners. Meetings will be held in person and/or via teleconferencing and will be held locally relative to each Brownfield site. Community partners will be used to help advertise public meetings, provide meeting space, and solicit input.

**ii. Schedule:** Updated marketing brochure, public service announcement, and the first public informational meeting to be held within the 2nd quarter of the grant (months 3 to 6). Ongoing community outreach and public meetings following key assessment milestones (e.g., Phase II ESAs and cleanup plans) will occur throughout 3-year grant.
Narrative / Ranking Criteria

### iii. Leads: Stafford County EDA staff and QEP, with BAC assistance, will conduct community outreach and engagement activities. Stafford County EDA will provide additional public outreach and economic development support at no cost to the grant.

### iv. Outputs: Information repository; at least 3 public outreach meetings and associated informational materials; 1 Brownfields marketing brochure; site nomination forms, site selection criteria, updated inventory; at least 1 public service announcement; at least 1 public meeting for each priority site; and meetings with site owners as needed.

#### Task 3: Site Selection and Phase I & Phase II Assessments

**i. Implementation:** Stafford County EDA has already updated its inventory of potential brownfields and routinely receives calls from site owners, developers, and prospective purchasers about potential development sites within the County. Five (5) priority sites have been initially identified in the three target areas of Falmouth, Downtown Stafford, and North Stafford. Up to 5 additional non-priority sites are also anticipated to be assessed. Stafford County EDA and its selected QEP will facilitate and attend meetings with the BAC on a quarterly basis and/or when site assessment applications are submitted to the program. The site assessment application and site selection criteria will be used for prioritizing sites including the location of sites to target areas, developer interest, need for assessment and cleanup, redevelopment potential, community benefits, and alignment with local reuse and revitalization plans, etc. Meetings with the BAC will be conducted on a quarterly basis and/or when site assessment applications are submitted to the program. Upon approval by Stafford County EDA and its BAC, the QEP will prepare an EPA Brownfields Assessment Site Eligibility Form for EPA’s approval on hazardous substance sites or will request a petroleum eligibility determination from VADEQ on petroleum sites. For each of the 5 selected priority sites and 5 non-priority sites, it is anticipated that the QEP will conduct a Phase I ESA in accordance with the ASTM International Standard E1527-13 and EPA’s “All Appropriate Inquiry” standards, Site-Specific Quality Assurance Project Plan (SSQAPP), and a Phase II ESA with Hazardous Building Materials Inventory (HBMI) in accordance with ASTM E1903-11 or equivalent. These reports will consist of a summary of “recognized environmental conditions” (RECs) for each site, evaluation of contamination, QEP opinions regarding the site conditions, and recommended follow-up investigations and/or activities. The assessment documents will be submitted to EPA and VADEQ for review and approval. The QEP will prepare and obtain site access agreements for each Brownfields site.

**ii. Schedule:** Eligibility and assessments (Phase I ESAs, SSQAPPs, and Phase II ESAs/HBMIs) for the 5 priority sites are anticipated to be completed within the first year of the 3-year grant period. Pending funding availability, Phase I ESAs, SSQAPPs, and Phase II ESA/HBMIs on other non-priority Brownfields sites may be conducted during the 2nd and 3rd year of the grant.

**iii. Lead:** Stafford County EDA will coordinate quarterly meetings with the BAC and QEP. Upon approval by Stafford County and its BAC, QEP will conduct site-specific assessments of the priority and non-priority sites with Stafford County oversight.

**iv. Outputs:** At least 12 quarterly meetings between Stafford County EDA, BAC, and QEP. EPA/VADEQ eligibility determinations and site access agreements for 10 selected sites (5 priority sites and 5 non-priority sites), and a total of 10 Phase I ESA reports, 10 SSQAPPs, and 10 Phase II ESAs/HBMIs reports.

#### Task 4: Cleanup & Area-Wide Planning

**i. Implementation:** The Phase II ESA data and the proposed site reuse plan will be analyzed by Stafford County EDA and its QEP, and the results will be used by the QEP to develop an Analysis of Brownfields Cleanup Alternatives (ABCA)/Remedial Action Plan (RAP) for each of the 10 selected sites (5 initial priority sites plus 5 additional non-priority sites). The ABCA/RAP will include remedial actions for each identified contaminant that exceeds applicable VADEQ risk-based cleanup standards. Remedial alternatives will be evaluated, in part, based on cost, feasibility, and effectiveness in protecting human health and the environment. Based on this analysis, a proposed remediation plan will be developed, considering the specific or potential reuse scenario(s) for the site. Stafford County and its QEP anticipate submitting each site to the VADEQ’s Voluntary Cleanup Program (VCP). Concurrently, Stafford County EDA, QEP, and its specialty planning subcontractor(s) will complete reuse planning activities on the select sites and target areas, particularly priority sites with high redevelopment potential. In accordance with the EPA FY22 planning activity fact sheets, planning techniques to be conducted on priority site(s) and the target area(s) will include Site Reuse Assessments with Market Studies for both the priority Chatham Heights and Ferry Farm Shopping Center sites in the Falmouth target area, a Site Reuse Vision for the County-owned commercial redevelopment property in Downtown Stafford, and a Brownfields Revitalization Plan for the automotive sales and service properties along the Route 1 corridor in the North Stafford target area. During these planning activities, Stafford County will provide support on land use assessments (planning department) and economic development goals (economic development department) that are tied to the County’s Strategic, Comprehensive, and/or Master Plans for the target area. Livability principals, design charrettes, potential redeveloper input, and the community’s goals for site reuse will also be integrated into these planning activities.

**ii. Schedule:** ABCAs/RAPs, cleanup planning, and VADEQ VCP applications for the 5 priority sites are anticipated to be completed within the first 18 months of the grant period and ABCA/RAPs, cleanup planning, and VADEQ VCP...
applications for the additional 5 non-priority sites will be completed during 2nd and 3rd year of the grant period and/or after the completion of each Phase II ESA. The Site Reuse Assessments and Market Studies for the priority Chatham Heights and Ferry Farm Shopping Centers in the Falmouth area will be completed within the 1st year of the grant period, the Site Reuse Vision for the County-owned commercial redevelopment property in Downtown Stafford will be completed during the 2nd year of the grant period and the Brownfields Revitalization Plan for the Route 1 corridor in North Stafford will be completed during the 3rd year of the 3-year grant period.

iii. Leads: Stafford County will direct all cleanup and reuse planning efforts. QEP will conduct cleanup planning including preparation of ABCA/RAPs and cleanup cost estimates with Stafford County oversight. Stafford County in conjunction with its QEP and planning subcontractor(s) will conduct the reuse and revitalization plans.

iv. Outputs: 10 ABCA/RAP reports; one public meeting for each site (10 total) after completing each ABCA/RAP; 10 VADEQ VCP submittals; and up to 4 EPA-approved Brownfields planning assessments including 2 Site-Specific Reuse Assessments with Market Studies, 1 Site Reuse Vision, and 1 Brownfields Revitalization Plan.

3.b.i.-3.b.iv. Cost Estimates

<table>
<thead>
<tr>
<th>Budget Categories</th>
<th>Task 1: Cooperative Agreement Oversight</th>
<th>Task 2: Community Outreach</th>
<th>Task 3: Phase I &amp; Phase II Assessments</th>
<th>Task 4: Cleanup &amp; Site Reuse Planning</th>
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<tr>
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<td>$14,000</td>
<td>$310,500</td>
<td>$155,000</td>
<td>$500,000</td>
</tr>
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</table>

Task 1: Cooperative Agreement Oversight: $7,500 for Stafford County EDA personnel to oversee the program (150 hours @ $50/hour); $4,500 travel total ($1,200 airfare + $1,750 hotel + $1,250 food for 2 Stafford County EDA staff to attend 1 EPA national Brownfields conference and 1 EPA/VADEQ-training seminar plus $300 local travel mileage/tolls to meetings); $1,000 for supplies (copies, phone calls, contract documents); and $7,500 contractual for QEP to assist Stafford County EDA with cooperative agreement oversight. Total Task 1 = $20,500.

Task 2: Community Outreach and Engagement: $7,500 for Stafford County EDA personnel to conduct public outreach and meetings (150 hours @ $50/hour); $500 travel to meetings (mileage/tolls); $1,000 for supplies (copies, newspaper ads, brochures, mailings); and $5,000 contractual for QEP to assist Stafford County EDA on public outreach efforts. Total Task 2 = $14,000.

Task 3: Site Selection and Phase I and II Site Assessment Activities: $5,000 for Stafford County EDA personnel for site selection and overseeing the assessments (100 hours @ $50/hour); $500 travel to meetings and site visits (mileage/tolls); and $305,000 contractual for QEP to conduct 10 Phase I ESAs for the 5 priority sites and 5 non-priority sites (10 @ $5,000/each = $50,000) and 10 SSQAPPs & Phase II ESAs for the 5 priority sites and 5 non-priority sites (10 @ $25,000/each = $250,000). Total Task 3 = $310,500.

Task 4: Cleanup and Site Reuse/Redevelopment Planning Activities: $5,000 for Stafford County EDA personnel for cleanup & redevelopment planning (100 hours @ $50/hour); $150,000 contractual for QEP & subcontracted planning firm(s) to conduct 10 ABCA/RAPs and cleanup planning for the 5 priority sites and 5 non-priority sites (10 @ $5,000/each = $50,000) and complete 4 EPA-approved planning activity assessments (2 Site-Specific Reuse Plans & Marketing Studies for Chatham Heights Square & Ferry Farm Shopping Centers @ $20,000/each = $40,000 + 1 Site-Specific Reuse Vision Plan for Downtown Stafford @ $30,000 + 1 Brownfields Revitalization Plan for North Stafford @ $30,000). Total Task 4 = $155,000.

3.c. Measuring Environmental Results

Consistent with our prior Federal Grants awarded to Stafford County, this project will be managed utilizing time-proven techniques to ensure project funds are expended timely and efficiently. Stafford County EDA and its QEP will hold monthly
status meetings to review priority sites, schedule, and budget, and will continue using an internal Microsoft Excel spreadsheet for tracking site-specific project deliverables and expenditures for each site entered into the program. ACRES will be utilized for preparing electronic quarterly reports and to monitor project progress. Our overall expected outcomes are to return the selected Brownfields and nearby areas impacted by the stigma of perceived proximity to contamination and tangible blight back to economic vitality. Environmental assessment and remediation of the Brownfields will minimize exposure at the sites and adjacent properties and, just as importantly, impacts on the downtown and/or riverfront target areas in Downtown Stafford, North Stafford, and Falmouth.

Completion of specific output environmental assessment reports (e.g., Phase I and II Reports, QAPPs, ABCA/RAPs, and reuse/redevelopment planning activities) will document the assessment progress at each site/target area. Reports will be internally tracked to ensure that each is distributed to stakeholders for comments before finalizing. Sites selected to participate in the Brownfield assessment program will be entered in the VADEQ VCP program. The number of sites assessed and the particulars of the assessed sites (i.e., acres of site, contaminants found, assessment money spent, leveraged money, etc.) will be tracked via EPA quarterly reports and EPA’s ACRES online database. Completing the work described above will help transition these properties to the next step of redevelopment and are directly in-line with the County’s and target communities’ Strategic, Master, and Comprehensive Plans. We will also track job creation and increased tax base following Brownfields site assessments, cleanup, and redevelopment of sites.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4.a.i. – 4.a.iii. Organizational Capacity, Structure, and Key Staff
This project and grant will be directly overseen by John Holden, the Director of Economic Development and Tourism in Stafford. The Department of Economic Development and Tourism (ED&T) serves as staff to the EDA. Mr. John Holden also serves as the Secretary to the Stafford EDA. Mr. Holden has previously managed the City of Rockland, Maine’s EPA Brownfield Program. In addition, Mr. Holden has managed over $1.0M in federal grants over his career. He will be supported by Stafford EDA and a Brownfield Advisory Group organized by the EDA. Mr. Dale Hendon, Economic Development Specialist with Stafford County, will provide additional staff support to the project, leveraging his expertise in data management and community outreach. For legal assistance (e.g., access agreements), Stafford County EDA will utilize its own counsel, Mr. Charles Payne, the former general counsel for the U.S. Small Business Administration (SBA) and adjunct Professor at the Thomas M. Cooley Law School.

4.a.iv. Acquiring Additional Resources
Additional expertise and resources, such as a Qualified Environmental Professional (QEP) to carry out environmental work, will be selected via a fair and competitive process (request for qualifications/proposals) meeting all relevant state and federal regulations and will be overseen by Mr. Holden and members of the Brownfields Steering Committee. Finally, if staff turnover should occur during the course of this project and grant, the Stafford County EDA has an in-house human resource working group that can efficiently find new staff to maintain momentum with ongoing projects.

4.b.ii.(1) Other Federal Grants - Purpose and Accomplishments
Stafford County EDA has recently refocused its mission on redevelopment of property for economic development in Stafford County and has not traditionally sought out federal grants in the past including EPA Brownfields grants. As COVID-19 shut down our economy and adversely impacted a sensitive populations, the need and necessity of this funding became apparent. The County, however, has successfully received and managed multiple prior federal grants. Specifically, Stafford County has secured and managed multiple federal grants from US Department of Agriculture, US Human Services, Justice, and US Department of Transportation. In FY2018 and FY2019, Stafford County managed and complied with over $5.0M in federal assistance grants from these agencies. Also, Mr. Holden, the Assessment Grant Program Manager, has a long successful history in federal grant management including Rockland, Maine Brownfields and federal tourism grants received by the Stafford County Office of Tourism.

4.b.ii.(2) Other Federal Grants - Compliance with Grant Requirements
For each of these grants, Stafford County maintained full compliance with its schedules, terms, and conditions throughout the grant periods. All required reporting and financial status reports were completed in a timely manner. Specifically, the EDA recently completed a capacity building grant through Virginia’s Department of Housing and Community Development and was awarded a subsequent implementation grant for FY2022.
ATTACHMENT A

Threshold Criteria for Assessment Grants

Stafford County Economic Development Authority (EDA), Stafford, Virginia
EPA FY2022 Brownfields Assessment Grant Application
Attachment A – Threshold Criteria for Assessment Grants

1. Applicant Eligibility

The Stafford County Economic Development Authority (EDA) affirms that it is a Land Clearance Authority or quasi-governmental entity that operates under the supervision and control of, or as agent of, a General Purpose Unit of Local Government (Stafford County, Virginia) and is eligible to apply for Brownfields Assessment funding from the EPA Brownfields Grant Program. Documentation of eligibility for Stafford County Economic Development Authority is included in Attachment B.

2. Community Involvement

The Stafford County Economic Development Authority will hold at least three public meetings/workshops during the course of the grant period regarding the progress or status of the assessment grant activities, to solicit general comments and feedback from the public, and respond to comments regarding the Brownfields program. General public outreach and educational meetings, along with site-specific meetings regarding key findings and/or potential environmental risks identified for the priority Brownfields sites will also be conducted, as needed. We will advertise these meetings through public notices in local newspapers including the Stafford County Sun, on the County’s website, and with door-to-door fliers, as necessary. Stafford County EDA and its partners are prepared to adhere to CDC guidelines for COVID-19 related to community feedback and outreach. We will use the COVID-19 PPE and Socially Distant Engagement Ideas for EPA Brownfield Grant Applicants as a resource for alternatives to face-to-face meetings (e.g., Zoom and MS Teams teleconference, QR codes, flyers, local TV, phone, and radio).

We will communicate the progress of our Brownfield assessment program to citizens through regular status updates, which will be available on the County’s website; will make meeting minutes publicly available; and will prepare press releases, legal ads, and other public notices, as needed. The County intends to solicit local news coverage of public meetings and Brownfield events, such as public outreach and education meetings, site walks, and redevelopment/reuse planning charettes. Reports will also be available for review at our office and the office of the selected Qualified Environmental Professional (QEP), as a secondary information repository. Copies of specific output reports from the assessment activities will be made available to public, upon request.

The overwhelming majority of our community speaks English, but we will provide interpreters and/or language translations and accommodate any special needs, as needed.

Through our prior successful State/Federal grant programs and community initiatives, Stafford County EDA already has strong and successful outreach programs to notify the public about economic development projects, maintain an informative public website, and use social media to promote public awareness. The County is always exploring new techniques and technology to solicit greater input from a broad segment of the community, particularly the disadvantage populations identified in our grant application. For this grant application, we are targeting specific communities along our major transportation corridors, downtowns, and areas along riverfronts that are the service centers within the County. The areas of North Stafford, Downtown Stafford, and Falmouth will be the initial focus area for our targeted outreach.
sessions in order to develop immediate action strategies to further pursue. With new Brownfields funding, these target areas can continue to be revitalized and become a catalyst to further invigorate sustainable redevelopment and growth throughout the region.

Additional details regarding proposed community involvement can be found in Section 2 of the Narrative and Ranking Criteria.

3. **Named Contractors and Subrecipients**

   - **Contractors:** Not Applicable
   - **Subrecipients:** Not Applicable

4. **Expenditures of Assessment Grant Funds**

   The Stafford County Economic Development Authority affirms that it does not have an active EPA Brownfields Assessment Grant or Multipurpose Grant.