



*City of Lumberton
Post Office Box 1388
Lumberton, North Carolina 28359
Phone (910) 671-3800*

1. Applicant Identification

City of Lumberton
500 North Cedar Street
Lumberton, NC 28358

2. Funding Requested

- a. Assessment Grant Type: Community-wide
- b. Federal Funds Requested
 - i. \$500,000
 - ii. Not Applicable

3. Location

a) City of Lumberton b) Robeson County c) North Carolina

4. Target Area and Priority Site/Property Information

- a. Target Area Information: Lumberton Tomorrow Corridor - Census Tracts 9609 (37155960900), 9610 (37155961000), and 9608.01 (37155960801)
- b. Priority Site Information:
 - 1) Old Liberty Warehouse – 306 East 1st Street, Lumberton, NC
 - 2) Former Oil Company – 612 17th Street, Lumberton, NC

5. Contacts

- a. Project Director
Wayne Horne, City Manager
(910) 671-3806
whorne@ci.lumberton.nc.us
500 North Cedar Street
Lumberton, NC 28358
- b. Chief Executive/Highest Ranking Elected Official
Bruce Davis, Mayor
(910) 671-3806
bdavis@ci.lumberton.nc.us
500 North Cedar Street
Lumberton, NC 28358





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6. Population

City of Lumberton, NC – 20,928 (US Census: 2015–2019 American Community Survey)

7. Other Factors

Other Factors	Page #
Community population is 10,000 or less.	N/A
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	N/A
The priority site(s) is impacted by mine-scarred land.	N/A
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.	N/A
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	N/A
The reuse of the priority site(s) will incorporate energy efficiency measures.	N/A
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.	N/A
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.	N/A

8. Letter from the State or Tribal Environmental Authority

See attached

9. Releasing Copies of Applications

Not applicable





NORTH CAROLINA
Environmental Quality

October 20, 2021

ROY COOPER

Governor

ELIZABETH S. BISER

Secretary

MICHAEL SCOTT

Director

Wayne Horne, City Manager
City of Lumberton
500 N. Cedar Street
Lumberton, NC 28359
whorne@ci.lumberton.nc.us

Re: U.S. EPA Brownfields Community-Wide Assessment Grant – City of Lumberton

Dear Mr. Horne,

The North Carolina Department of Environmental Quality (DEQ) Brownfields Program acknowledges and supports the City of Lumberton's application for a U.S. EPA Brownfields Community-Wide Assessment Grant. We are aware that your grant will focus on census tracts the 9608.01, 9609, and 9610. This grant would be a tremendous economic development achievement for the City.

We hope that the City is successfully awarded this grant, and we will continue to support you in your Brownfields redevelopment efforts. The Brownfields Program offers technical project guidance in accordance with our program, throughout the life of your project. This is a major key to ensuring grant applicants make efficient use of the federal funds awarded. The liability protection offered by the program is also a primary marketing tool for developers and instrumental in securing financing.

The Brownfields Program can also assist with outreach efforts to your local community regarding reuse for commercial purposes and the controls to be put in place to make the property suitable. The liability protection offered by a Brownfields Agreement is a benefit to the whole community and can often facilitate additional economic development in the area surrounding a Brownfields Property.

We look forward to working with you regardless of a grant award or not. We truly believe successful Brownfields projects can rejuvenate a community.

Sincerely,

Bruce Nicholson
Brownfields Program Manager

cc: NCDEQ Brownfields Public Outreach Team



North Carolina Department of Environmental Quality | Division of Waste Management
217 West Jones Street | 1646 Mail Service Center | Raleigh, North Carolina 27699-1646
919.707.8200



**City of Lumberton, NC
FY22 Brownfield Assessment Grant
Narrative**



1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields i. **Background and Description of Target Area:** The City of Lumberton, founded in 1787, was developed as a shipping point for lumber and agricultural goods. Located along the Lumber River, Lumberton has served as a center of economic activity for over 200 years, which has created numerous brownfield challenges affecting the community.

The Lumber River provided economic opportunity through trade until railways allowed for the transport of local agricultural goods and timber in the 1800s. In the late 1800s, Lumberton saw significant railroad expansion and growth in the tobacco and textile industries. The first cotton mill was established in 1896, and the cotton industry provided jobs into the later part of the 1900s. In 1898, the first tobacco warehouse was constructed, and the Lumberton Tobacco Market was established. By 1930, the City boasted 24 tobacco warehouses, several dozen local stores, 4 hotels, sawmills, turpentine distilleries, a fertilizer factory, 2 ice cream plants, 3 job printing plants, and municipally-owned power and water systems. Post-World War II saw an economic boom enhanced by the establishment of the Interstate 95/U.S. Highway 301 corridor, as Lumberton marks the midway point between Florida and New York. **However, in the later part of the 1900s, the industrial enterprises that fueled the Lumberton economy slowly shut their doors, leaving behind significant brownfield challenges and vacant properties scarring the Lumberton landscape and economy that the community must fight to overcome.**

The target area for this application, the **Lumberton Tomorrow Corridor**, encompasses Census Tracts (CT) 9609, 9610, and 9608.01, which contains a **Qualified Opportunity Zone**. The Lumberton Tomorrow Corridor stretches from the downtown area along the riverfront to the I-95 corridor. This area represents the economic center of Lumberton and an area of concentrated need including high populations of the Lumbee Tribe, which is the largest Native American tribe east of the Mississippi River. Recognized by the State of North Carolina in 1885, the Lumbee Tribe represents approximately 13% of Lumberton's residents.¹ A significant portion of Lumberton's redevelopment and revitalization efforts are targeted at these areas as identified in the 2018 Lumberton Recovery Plan, developed as part of the Hurricane Matthew Disaster Recovery and Resilience Initiative, and in the 2015 Lumberton Tomorrow Land Use Plan.

ii. **Description of the Priority Brownfield Site(s):** As industry slowly shuttered, abandoned properties and blighted, underutilized sites were left throughout the City. An initial review **identified a least 12 potential brownfield properties. These properties include the former tobacco warehouses, an oil distribution facility, several filling stations, a former hotel property, and automobile service facilities.** Additional sites will be identified and prioritized with input from target-area residents and project partners during a thorough site inventory process.

The first priority site is the vacant, 2.06-acre **Old Liberty Warehouse** property located on the southern end of the target area, blocks from the Lumber River. The former warehouse complex was constructed over 100 years ago and served as one of the 24 tobacco warehouses located in Lumberton by 1930. When the tobacco industry waned in the area during the latter part of the 1900s, the warehouse was subsequently used for agricultural storage, including the storage of equipment and supplies. The property, which **the City has site access** to, has not been used for 20 years. The City has already taken action to prepare this site for redevelopment by demolishing the decaying warehouse structure. Both the operation of the tobacco warehouse and the agricultural storage present possible environmental concerns including fuel storage for heating purposes and fueling of vehicles and equipment, vehicle and equipment maintenance activities, and the storage and possible mixture of agricultural chemicals including various pesticides and herbicides.

¹ 2015-2019 American Community Survey – US Census



Additionally, for decades this property has been surrounded by various other industrial and commercial operations including warehouses, rail operations, and a concrete plant with any number of environmental concerns. Based on the historical use of the property and adjacent properties, it is likely that both petroleum products and hazardous substances are present at the site. This site is located within the City's Downtown and is not currently secured and is therefore easily accessed by children. **The City intends to incorporate this property with three adjacent properties that it owns as part of a multi-family development in an effort to bring affordable housing options to the downtown.**

The second priority site is the 0.58 acres **Former Oil Company**. This once bustling local bulk oil distribution facility provided oil to heating oil customers, tobacco farmers, local service stations, and grocery stores. The site contains six aboveground petroleum storage tanks: a 20,000-gallon gasoline tank, a 16,000-gallon highway diesel tank, a 16,000-gallon premium gasoline tank, a 16,000-gallon off-road diesel tank, a 10,000-gallon kerosene tank, and a 2,000-gallon solvent tank. The site also contains a 2,000-gallon solvent underground storage tank. This facility began operations in 1927 and has sat **vacant and abandoned for many years**. This site is located adjacent to a residential neighborhood and just a few blocks from a recreation center increasing the number of children with easy access to the site. Due to their age, on-site buildings likely contain asbestos and lead-based paint. This property, which **the City has site access to**, is **targeted for commercial redevelopment in an effort to generate new commercial job opportunities**.

b. Revitalization of the Target Area i. Reuse Strategy and Alignment with Revitalization Plans: The 2015 Lumberton Tomorrow Land Use Plan is the driving force behind the City's redevelopment and revitalization efforts. These efforts have been ongoing; however, in the aftermath of Hurricane Matthew in 2016, a 500-year flood event, and Hurricane Florence in 2018, a 1,000-year flood event, these efforts have become more focused, better organized, and more of an urgent necessity. The 2015 Lumberton Tomorrow Land Use Plan was developed over a two-year period, and **community involvement was garnered using both conventional and online resources to engage the public**, including several community meetings and surveys. The result was **a collaborative and community-based plan** focused on growth efforts within the current city limits primarily in the Lumberton Tomorrow Corridor. In 2017, a Lumberton Downtown Master Plan provided further specifics on the development of the downtown area including the riverfront and future flood mitigation measures as the downtown is **situated in a federally designated floodplain**. The I-95 corridor, which traverses CTs 9609 and 9608.01, is the City's gateway and is integral to local industries including agriculture, tourism, logistics, and manufacturing. Plans include upgrades to the five interchanges and their connected crossroads that access Lumberton and connect the I-95 corridor to the downtown. Lumberton Downtown Master Plan states that the City plans to create "**complete streets providing multimodal transportation lanes (pedestrian, bike, automobile, bus) for individuals of all ages and capabilities**" that incorporate appropriate spacing, **green space**, and signage. In 2018, the Lumberton Recovery Plan was generated to guide hurricane recovery. It provides additional planning for maintaining partnerships with City organizations, state and federal agencies, non-profit organizations, universities, and residents. While the plan has several goals, it specifically calls **for identifying properties that have been abandoned and assessing whether they are suitable for repair or redevelopment**.

While the downtown and riverfront areas have seen an exodus of businesses, efforts are ongoing to promote locally-owned business and the development of recreational and cultural spaces in these areas. The **Former Oil Company** priority site provides an opportunity to inject new commercial



jobs and services back into the downtown, while the **Old Liberty Warehouse** priority site will bring affordable housing. The City has seen success reinvesting in downtown commercial development with the reopening of the 100-year-old Carolina Civic Center, which sat underutilized and deteriorating for many years prior to its 2009 reopening following a publicly- and privately-funded renovation. In addition, the City will replace the 2nd and 5th Street Bridges over the Lumber River, with assistance and funding from the North Carolina Department of Transportation. The City intends to expand the 5th Street Bridge in order to accommodate bicycle and pedestrian access. This kind of enhancement to infrastructure, along with the ongoing development of the City's Riverwalk, will spur further **brownfield development along the river within the target area.**

ii. Outcomes and Benefits of Reuse Strategy: The target area along the Lumber River has been the heart the City's economic, social, cultural, and recreational growth to-date, and is the basis of the City's plan for the **revitalization and redevelopment of its disadvantaged communities.** The transformation of the **Old Liberty Warehouse priority site into affordable housing** aligns with the current 2015 Lumberton Tomorrow Land Use Plan which will create a non-economic benefit for the sensitive populations of the target area. In addition to the creation of bridge parks and the conversion of roads into linear parks that **connect brownfields redevelopment to both the river and greenspace in the target area will create a non-economic benefit for all residents.** The redevelopment of the second priority site, the **Former Oil Company, into a commercial site** will bring an economic benefit of new jobs for the sensitive populations living in the target area in addition to an increase in tax revenues which will allow the City additional funding for redevelopment projects which aligns with the Lumberton Downtown Master Plan. The priority sites are just two examples of the City's brownfield sites located in **distressed neighborhoods.** The creation of jobs and affordable housing will help combat the target area's **low income, high and persistent poverty, and substandard housing.** The target area was chosen so that a majority of the grant funds would be spent on the City's disadvantaged communities living in those Census Tracts. **The City's 60% minority population, which includes the Lumbee tribe, ensures that at least 60% of the grant funding will flow to disadvantage communities, which exceeds the Biden Administration's Justice40 Initiative goal.**

The City will encourage the use of renewable energy sources and will prioritize redevelopment plans that reduce the use of conventional, hydrocarbon power. When planning for remediation, the City will take a Green Remediation approach and will seek to reuse existing building materials on-site as part of redevelopment activities.

c. **Strategy for Leveraging Resources** i. Resources Needed for Site Reuse: Lumberton as a local unit of government is eligible to apply for county, state and federal grant funding and has a successful history of leveraging a variety of funding sources on all types of public projects including those related to revitalization and infrastructure. The City will apply for additional **CDBG grants for demolition and redevelopment** projects as part of its Brownfield Program. The City will **use funds collected from its hospitality tax for further redevelopment projects** with tourism components. These funds will be applied to ecotourism development plans associated with the Riverwalk where the City plans to offer canoeing and kayaking opportunities. The City is seeking private sector partners for projects related to the Riverwalk expansion and other cultural and recreational sites. The City will use funding from the general fund as needed to support specific brownfields projects. There are funds available from other grant projects that can be applied to brownfields projects that will support the overall success of the City's brownfields redevelopment activities. The City will work with the NCDEQ Brownfields Program to utilize the state brownfield programs where appropriate, which provides liability protection as well as tax incentives that can

significantly reduce property taxes on improved property for five years after redevelopment. As sites that require cleanup are identified, the City plans to seek **cleanup funding through EPA Brownfields Cleanup grants**. Although the City is applying for state, federal, and private funding to support redevelopment activities, the EPA Brownfields Assessment funding is crucial to continue redevelopment efforts in the City's vision for its future.

ii. Use of Existing Infrastructure: The City's plans for redevelopment within the target areas and at the two priority sites include the utilization of existing infrastructure including water/sewer, transportation, and power. In the event that additional infrastructure is needed in the target areas, the City will pursue grant funding to fulfill infrastructure needs.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. **Community Need** i. The Community's Need for Funding: The departure of industry ushered b. in a time of increased poverty, unemployment, impaired health, high crime rates, and the lack of resources to provide the community with solutions to these problems. The target area has an average **per capita income of \$18,977 and a median income of \$32,470**, which are significantly below the national (\$34,103/\$62,843) values.² The City's economic struggles are disproportionately impactful to disadvantages communities highlighted by the City's 55% low income population, which puts the City in the **83rd, 81st, and 84th percentile in the state, EPA Region 4 and the nation.**³ The majority of the City's funding provides basic services and maintains and improves infrastructure **leaving little to no funds for assessment and remediation of brownfields sites**. In 2017, Lumberton had 4.05 full-time law enforcement employees to every 1,000 residents compared to the state average of 2.35 due to higher crime rates fostered by abandoned properties.⁴ This diversion of public funding including funds for hurricane relief efforts has made funds for the assessment and remediation of brownfields sites even more scarce. The devastation caused by Hurricanes Matthew and Florence in 2016 and 2018 has only heightened the community's need for the assessment, remediation, and redevelopment of brownfields sites to create jobs and reduce poverty. Without creative opportunities to rejuvenate the local economy, these figures will only worsen in the wake of two historic hurricanes. The funding assistance from an EPA Brownfield Assessment Grant is needed to further redevelopment throughout the target area to improve the quality of life for target-area residents.

ii. Threats to Sensitive Populations (1) Health or Welfare of Sensitive Populations: Lumberton's most sensitive populations are single mother households, the impoverished, and minorities, including Native Americans. In the target area, **50% of single mother households are living below the poverty line**, nearly twice the national value of 27%.² Of the total target area population, **30% of all families live below the poverty level**, which is three times the national value of 10%.² In the target area, **60% of population is minority, with 13% of the City's population being Lumbee Tribe members, making the target area in the 81st percentile in the state for the people of color indicator on the EPA EJ Screen Report.**² Within the target area, **35% of the population live below the poverty level**, which is more than the national value of 13%.² **CT 9608.01 has a staggering 53% of the population living below the poverty level.**²

Poverty breeds hopelessness and ultimately desperation. Individuals at or below the Federal Poverty Level had more than double the rate of violent victimization than people in high income households.⁵ Poorer households have a higher rate of violence involving firearms compared to those above the Federal Poverty Level. Abandoned buildings and vacant properties such as those associated with brownfields properties serve as incubators for criminal activities in the community.

² 2015-2019 American Community Survey- US Census

³ US EPA EJSCREEN: Environmental Justice Screening and Mapping Tool

⁴ <http://www.city-data.com/crime/crime-Lumberton-North-Carolina.html>

⁵ Office of Justice Programs - Bureau of Justice Statistics - Household Poverty and Nonfatal Violent Victimization 2008-2012

According to 2019 statistics, Lumberton has 532 violent crimes per 100,000 compared to the national average of 379, and 3,372 property crimes compared to the national average of 2,110.⁵ Additionally, in 2019 Lumberton had 4.05 full-time law enforcement employees to every 1,000 residents, which is higher ratio than 93% of police departments in the nation.⁶ Criminal activity diverts municipal funds from revitalization projects to policing and public safety.

The redevelopment of these vacant properties including the Old Liberty Warehouse and Former Oil Company site will both suppress crime and promote healthier lifestyles by encouraging residents to use sidewalks, trails, and parks. Opening up access in the community to recreation and healthy food options is a vital key to the overall goal of a better future full of opportunities for all residents. Within the **target area, CT 9806.01 is classified as a USDA Food Desert.**⁷ In the target area, **15% of households lack access to a vehicle**, compared to the national value of 9%.⁸ The sensitive populations living in the target area CT 9806.01 are especially striking with **30% of households lacking access to a vehicle**, and **84% the population being minority** including a **13% Native American** population.⁸ The City believes that increasing connectivity throughout the target areas through the creation of bridge parks and the conversion of roads into linear parks and through safe, effective, and affordable multimodal transportation is imperative to provide access for these sensitive populations to fresh food and healthy recreation activities. Within the target area, **32% of the households are receiving food stamp assistance compared to 12% nationally**, including 61% in Opportunity Zone CT 9608.01 and 24% in CT 9610.⁸ Without access to jobs and transportation, these individuals are left with no other option than public assistance. Redevelopment of properties like the Old Liberty Warehouse site into affordable housing will ease the target area's **substandard housing**. Within the City, 25% of home owners put 35% or more of their income into their mortgage costs compared to just 21% nationally.⁸ While 19% of the target area's renters put 35% or more of their income into housing costs compared to just 10% nationally.⁸ Brownfield redevelopment will identify and reduce threats to these welfare issues by initiating development of surrounding areas, which will generate new jobs and affordable housing, providing opportunities for sensitive populations to safely enjoy the target area by creating a space for leisure and community interaction.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: Limited access to fresh food and recreation, in addition to stress caused by high crime rates, can lead the sensitive populations of the target area to be much more at risk for disease and chronic health conditions. Nationally, 9% of the noninstitutionalized population does not have health insurance; in the target area that number is 50% higher at 14%.⁸ According to the Health Resources and Services Administration, an agency of the U.S. Department of Health and Human Services, Robeson County is a Medically Underserved Area (**city and target-area level health data is not available**). Lumberton's community has a disproportionate number of people at risk for health issues without access to the proper healthcare and health insurance to get appropriate treatment. This lack of proper healthcare can be seen as a contributing factor to Robeson County residents having **life expectancies of 77 years (females) and 70 years (males), which are four and seven years less than the national values.**⁹ Furthermore, a baby born in Robeson County has life expectancy at birth of 74 years, which is 7.5 years less than North Carolina's best county average.¹⁰

In Robeson County, **43% of deaths** are caused by **cancer** and heart disease (**city and target-area level health data is not available**).¹¹ The target-area ranks **76th, 72nd, and 76th percentiles**

⁵ Federal LEOKA Database – 1960 - 2019

⁷ USDA Food Desert – <https://www.ers.usda.gov/data-products/food-access-research-atlas/go-to-the-atlas.aspx>

⁸ 2015–2019 American Community Survey – US Census

⁹ Institute for Health Metrics and Evaluation (IHME) at the University of Washington: <http://www.healthdata.org>

¹⁰ NC Child: <https://ncchild.org/wp-content/uploads/2015/05/Robeson.pdf>

¹¹ Robeson County's Community Health Needs Assessment - 2017



for Air Toxics Cancer Risk compared to the state, EPA Region 4, and the nation.¹³ Various types of cancers have been linked to the potential petroleum and hazardous contaminants present at the Old Liberty Warehouse and the Former Oil Company sites including asbestos, lead-paint, petroleum fuels, volatiles and semi-volatile organic compounds (VOCs/SVOCs), heavy metals, PCBs, chlorine, pesticides, and herbicides. Lead paint and asbestos exposure, which are commonly associated with the aging structures found on brownfields properties, pose additional increased risk factors to sensitive populations. A **staggering 82% of the homes in the target area were built prior to 1979**, increasing the likelihood of the presence of asbestos and lead paint.¹² The target area ranks in the **90th percentile in the state and EPA Region 4 for the lead paint indicator.**¹³ Lead can attack the nervous system leading to reduced intelligence and behavioral and learning difficulties in children and developing fetuses. **Asbestos can cause several different forms of cancer and exacerbate other pulmonary conditions like asthma.** The City ranks **76th, 72nd, and 74th percentiles for PM2.5 particulate matter** compared to the state, EPA Region 4, and the nation.¹³ Particulate matter can exacerbate health issues associated with asthma. Many city residents are still living displaced from their homes or are living in unhealthy conditions due to the significant water and wind damage caused by the recent hurricanes. Redevelopment of the City’s brownfields will identify the contaminates and reduce the adverse health threats that these sites pose to an already health-stressed population.

(3) Promoting Environmental Justice: The target area population is disproportionately under-educated with **21% of the population having less than a high school education compared to 13% in the state, EPA Region 4, and the nation.**¹³ Under-education leads to lower job skills and feeds the City’s already high unemployment rate (8% compared to 5% nationally).¹² The EPA Environmental Justice Screening Report shows the target area is above the **80th percentile in EPA Region 4, the state, and the nation on the demographic index and low-income population.**

The **EJ issues of low income, high unemployment, distressed neighborhoods, and substandard housing** run rampant throughout the target area. Coupled with the brownfield issues from the past tobacco industry (Former Liberty Warehouse) and their industrial practices create a **disproportionate environmental stressor burden** within this disadvantaged community. According to NCDEQ’s Division of Waste Management Site Locator Tool, **the majority of the City’s identified petroleum and hazardous substance sites are situated in the target area, which contain a disproportionate minority population of 60%.**¹² This is confirmed with the EPA EJ Screen Report showing the target area in the **70th percentile in the EPA Region for Hazardous Waste Proximity.** Redeveloping these properties will work to undo the damage caused to the minority and Native American populations concentrated in the target area. In order to stop the decay and eliminate desperation, brownfield funding must be secured to identify and address the threats facing the community. The assessment and subsequent removal of contaminates throughout the target area will improve many of these EJ indicators by highlighting several of the Justice40 initiatives established by the Biden Administration.

b. Community Engagement i. Project Involvement & ii. Project Roles: The following project partners, local organizations, and entities will assist the City with site selection and prioritization, cleanup, and future redevelopment of brownfield sites for this assessment project.

Partner Name	Point of Contact	Specific role in project
Lumberton Chamber of Commerce	Cindy Kern, Director lumbertonchamber@bellsouth.net (910) 739-4750	The Chamber is a public organization whose goal is to promote the interests of local businesses and will assist with site selection and prioritization.

¹² 2015-2019 American Community Survey – US Census

¹³ US EPA EJSCREEN: Environmental Justice Screening and Mapping Tool



West Lumberton Kiwanis Club	Horace Hunt, President [REDACTED] (910) 734-5944	The Kiwanis Club is a service organization focused on improving the lives of children and will assist with community outreach events in the target area.
Lumbee Tribe Government	Tammy Maynor, Tribal Administrator tmaynor@lumbee Tribe.com (910) 521-7861	The Lumbee Tribe is the largest Native American tribe east of the Mississippi River and makes up 13% of Lumberton’s population. The tribal government will assist with outreach to the tribe community .
Robeson Community College	Melissa Singler, President msingler@robeson.edu (910) 272-3700	Robeson Community College is committed to promoting learning opportunities to the diverse population of Robeson County, as such, the college will host meetings, support community engagement and education, and assist with future cleanup and reuse planning .

iii. **Incorporating Community Input**: The City understands community involvement requires collaboration with residents and local organizations in a team-based process. City staff has announced at several City Council meetings over the last year their intent to reapply for the EPA Brownfield Assessment Grant. A Community Involvement Plan (CIP) will be created outlining planned community engagement activities, schedule, project background, and key players. Through meeting minutes, the City will record community input and suggestions given during target-area community meetings and regularly scheduled City Council meetings. Sites suggested by the community will be added to the site inventory, and the project team will prioritize the sites based on need and the overall brownfields project goals. When appropriate, community members will be contacted on an individual basis to discuss their suggestions in more detail. The City realizes using multiple forms of media to communicate with its residents about the brownfield assessment project will ensure the widest reach of information throughout the community. The City will use a dedicated brownfields page on its website, newspaper press releases, postings at City Hall, flyers in the utility bills, public outreach at Community Watch meetings, and presentations at local civic clubs to disseminate brownfields project information. The City will also use informational brochures, press releases, and contacts with local media outlets to share information with Lumberton residents as well as surrounding communities. City staff will provide project updates and information during regularly scheduled monthly City Council meetings, community education meetings, charrettes/visioning sessions, and neighborhood meetings that take place in the target area. In the event there are non-English speaking individuals present at events, a translator will be made available.

During the ongoing COVID-19 pandemic, the City adjusted quickly to continue meeting its standards for engaging with its community. The primary way the City has achieved this is by conducting its public meetings through Zoom calls and Facebook Live to ensure safe access for community members to actively participate and provide input. The City will employ the same procedure for brownfields community meetings as necessary. The City will use virtual walking tours of the target area to encourage community input on site identification. Additionally, the City plans to generate videos to showcase sites selected for assessment during later community meetings when grant progress is discussed.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. **Description of Tasks/Activities and Outputs**: The City of Lumberton is requesting a US EPA Brownfields Assessment Grant in the amount of \$500,000 for community-wide assessment.

Task 1: Outreach	
i.	<i>Project Implementation</i> : The City’s Brownfield Project Director will develop a Community Involvement Plan (CIP), outreach materials, brownfield project website, and social media posts with the assistance of the environmental consultant (consultant). City staff will lead the community meetings (virtual/online during



	COVID-19 and in person post COVID-19) to keep the public informed on project plans and updates. Supplies are budgeted for the printing of outreach materials (brochures/handouts) and office supplies to manage the grant.
ii.	<i>Anticipated Project Schedule:</i> CIP created within 3 months of award (upon completion a more concrete schedule will follow). Community Meetings held 1 st , 5 th & 8 th quarters. Website and Outreach Materials created in the 1 st quarter and posted monthly throughout the grant project.
iii.	<i>Task/Activity Lead:</i> City: Wayne Horne - City Manager/Brownfields Project Director
iv.	<i>Outputs:</i> CIP, Brownfield Website, 3 Community Meetings, Brochures/Handouts, Social Media Posts, Summary of Community Meetings in EPA required Quarterly Reports, meeting minutes, sign-in sheets.
Task 2: Site Inventory	
i.	<i>Project Implementation:</i> The City’s Brownfields Project Manager will work with the residents living in the target area during community meetings to create a thorough site inventory for assessment. Although 12 potential sites have been identified, additional abandoned and underutilized properties identified by the residents of the target area will be researched further by City staff using Robeson County’s GIS website. Once a list is compiled, the consultant will work with City staff to create an evaluation ranking tool with the help of residents to determine the order in which the sites will be addressed.
ii.	<i>Anticipated Project Schedule:</i> Community meeting held in 1 st quarter will continue the preliminary inventory process which began with this application with the evaluation ranking process taking place in the 3 rd quarter & continues throughout the grant project.
iii.	<i>Task/Activity Lead:</i> City: Brandon Love - Deputy City Manager/Brownfields Project Manager
iv.	<i>Outputs:</i> Evaluation Ranking Tool, Site Inventory List
Task 3: Assessment	
i.	<i>Project Implementation:</i> The consultant will conduct Environmental Site Assessment (ESA) activities at sites selected and ranked through the Site Inventory Task, starting first with the two priority sites listed in this application. ASTM-AAI compliant Phase Is; Generic Quality Assurance Project Plan (QAPP); Phase IIs which will include the SS-QAPP. Prior to assessment, site access agreements and property eligibility determinations approval will be obtained.
ii.	<i>Anticipated Project Schedule:</i> Activities to begin in the 2 nd quarter and will continue throughout the grant project.
iii.	<i>Task/Activity Lead:</i> The consultant will implement the technical aspects of the project with oversight from the City: Brandon Love - Deputy City Manager/Brownfields Project Manager.
iv.	<i>Outputs:</i> 22 Phase I ESAs, 1 Generic QAPP, 11 Phase II ESAs including SS-QAPP, Site Access Agreements and Property Eligibility Determinations.
Task 4: Remediation/Reuse Planning	
i.	<i>Project Implementation:</i> For projects identified for cleanup, the consultant will prepare the Analysis for Brownfields Cleanup Alternatives (ABCA) and/or Cleanup Plans. Cleanup planning will include evaluating cleanup alternatives, calculating cleanup costs, and determining site appropriate remediation and/or reuse planning to reduce health/environmental risks. A qualified planner will prepare a Brownfield Revitalization Plan for the target area per EPA planning guidelines. The consultant will assist the City in hosting charrettes/visioning sessions (virtual or in person depending on COVID restrictions) to be held for key properties.
ii.	<i>Anticipated Project Schedule:</i> Plans & Charrettes to begin in the 6 th quarter and will continue throughout the grant project. Creation of a Brownfield Revitalization Plan to begin in the 3 rd quarter.
iii.	<i>Task/Activity Lead:</i> The consultant will implement the technical aspects of the project with oversight from the City: Brandon Love - Deputy City Manager/Brownfields Project Manager.
iv.	<i>Outputs:</i> 4 ABCAs, 2 Vision Sessions/Charrettes, 1 Brownfields Revitalization Plan
Task 5: Programmatic Support	
i.	<i>Project Implementation:</i> The City will procure an environmental consultant to assist with the Brownfield Grant Project. The City’s Brownfields Project Director oversee grant implementation and administration to ensure compliance with the EPA Cooperative Agreement Work Plan, schedule and terms and conditions. The consultant will assist the City in completing ACRES Database Reporting, Yearly Financial Reporting, Quarterly Reporting, MBE/WBE Forms, and all additional Programmatic Support for the three-year term of the grant. The



	City staff travel budget allows for two staff to attend two national/regional/grantee brownfield training conferences/workshops.
ii.	<i>Anticipated Project Schedule:</i> Consultant procured in the 1 st quarter. ACRES Reporting begins in the 1 st quarter & Quarterly Reporting begins in the 2 nd quarter and continues throughout the grant project. Annual Reporting and Forms created in 5 th quarter, 9 th quarter, and during final close out.
iii.	<i>Task/Activity Lead:</i> City: Wayne Horne - City Manager/Brownfields Project Director
iv.	<i>Outputs:</i> Procured consultant, ACRES Database Reporting, 3 Annual Financial Reports, 12 Quarterly Reports, 3 MBE/WBE Forms, Programmatic Support for the three-year grant period. Two staff to attend two conferences.

b. Cost Estimates: Below are the anticipated cost estimates for this project *based on past brownfield projects as determined by local market standards with contractual hourly rates based on the skills needed for the specific tasks.* The budget for this project includes travel, supplies and contractual costs only. The City will spend **72% of the budget on the Assessment Task.**

Task 1 Outreach: Contractual: Community Involvement Plan \$5,000 (40 hrs x \$125), Brownfield Website, Outreach Brochure/Handouts, Social Media Posts \$2,000 (16 hrs x \$125), 3 Community Education Meetings \$7,500 (3 meetings @ \$2,500/meeting). Supplies: Outreach Supplies (Paper \$25/box, Color Printouts \$1/sheet) \$2,000. **Task 2 Site Inventory:** Contractual: Potential Brownfield Site Inventory and Evaluation Ranking Tool Creation \$10,000 (80 hrs x \$125) **Task 3 Assessment:** Contractual: 22 Phase I ESAs \$3,500 each for a total of \$77,000. 1 Generic QAPP \$5,500. 11 Phase II ESAs including SS-QAPP at \$25,000 each for a total of \$275,000. **Task 4 Remediation/Reuse Planning:** Contractual: 4 ABCAs at \$6,500 each for a total of \$26,000. 2 Vision Sessions/Charrettes \$10,000 (\$5,000/meeting). 1 Brownfields Revitalization Plan at \$50,000 (Planner: 130hrs x \$150; Market Analysts: 112hrs x \$125, Environmental Professional: 110hrs x \$150). **Task 5 Programmatic Support:** Contractual: ACRES Database Reporting, Yearly Financial Reporting, Quarterly Reporting, MBE/WBE Forms, Programmatic Support for the three-year grant period \$25,000 (200 hrs x \$125). Travel: Two staff to attend two conferences \$5,000 (flights at \$750, 3 nights in hotel at \$350, incidentals and per diem at \$150 x 2 attendees).

Category	Tasks					Totals
	<i>Outreach</i>	<i>Site Inventory</i>	<i>Assessment</i>	<i>Remediation/Reuse Planning</i>	<i>Programmatic Support</i>	
Travel					\$5,000	\$5,000
Supplies	\$2,000					\$2,000
Contractual	\$14,500	\$10,000	\$357,500	\$86,000	\$25,000	\$493,000
Total Budget	\$16,500	\$10,000	\$357,500	\$86,000	\$30,000	\$500,000

c. Measuring Environmental Results: To ensure this EPA Brownfield Project is on schedule the City’s Brownfield Team, which will include the consultant, will meet quarterly to track all **outputs identified in 3.a** using an excel spreadsheet and will report all progress in fulfilling the scope of work, goals, and objectives to the EPA via quarterly reports. In addition, project expenditures and activities will be compared to the project schedule to ensure the grant project will be completed within the three-year time frame. Site specific information will be entered and tracked in the ACRES database. The outputs to be tracked include the number of neighborhood meetings, public meetings, meetings with community groups and community partners, environmental assessments, ABCAs and cleanup redevelopment plans. The outcomes to be tracked include community participation, acres assessed, acres ready for reuse, redevelopment dollars leveraged, and jobs created. In the event the project is not being achieved in an efficient manner, the City’s has countermeasures in place to address this problem. The City will make monthly calls to their EPA Project Officer and if needed will create a Corrective Action Plan to help the project to get back on schedule.



4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability i. Organizational Capacity, ii. Organizational Structure, & iii. Description of Key Staff: The City of Lumberton, in particular the team that would manage the brownfields grant, have decades of combined experience in successfully managing federal and state funded grants. The team identified below are more than adequate to successfully implement the brownfields assessment grant. City Manager, Mr. Wayne Horne, will serve as the **Brownfields Project Director**. Mr. Horne has been the City Manager for over 16 years and is responsible for directing the operations of all City departments including preparing annual operating budgets and the 5-year Capital Plan. He will be responsible for the timely and successful expenditure of funds and completion of technical, administrative, and financial requirements of the project. Mr. Brandon Love, the Deputy City Manager, will serve as the **Brownfields Project Manager**, and will assist Mr. Horne with the administration of the project. Mr. Love, who has worked with the City for 17 years, performs research and prepares technical reports for the City Manager and Council. He has oversight responsibilities for the Planning and Inspections Department, assists department heads with organization, procedures, and budget. Alisha Thompson, CPA, the City's Finance Director will serve as the **Brownfields Finance Director** and has served in her position for 14 years. Ms. Thompson plans, organizes, and directs the activities of the Finance Department including accounting, grant administration, collections, internal audit, risk management, and purchasing. She oversees the preparation of the annual financial statements and monitors budget expenditures. An environmental consultant will assist with the technical portions of the project.

iv. Acquiring Additional Resources: Utilizing local contracting requirements and procurement processes, the City will procure a qualified environmental consultant to assist with technical and reporting portions of the Brownfield Community-wide Assessment, in addition to any other contractors needed to complete the project. The City will comply with the EPA's "Professional Service" procurement process.

b. Past Performance and Accomplishments ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements (1) Purpose and Accomplishments: The City was awarded a \$1,000,000 State Revolving Loan Fund Grant by the NCDEQ-Division of Water Infrastructure in 2017 for the rehabilitation of sanitary sewer lines and in the installation of a new section of force main. The project is currently 95% complete and should be closed out in the first quarter of 2022. This funding resulted in the cleaning, inspection, and rebuild of 3,000 linear feet (Lf) of 8" gravity sewer, 2,000 Lf of 12" gravity sewer, 350 Lf 15" gravity sewer, and 700 Lf 18" gravity sewer, as well as the replacement of 2,669 Lf of 10" force water main. The City was awarded a \$2,003,040 CDBG – Infrastructure Grant by the NCDEQ-Division of Water Infrastructure in 2017 for the installation of a sewer lift station, gravity sewer main, services, and taps, and new force sewer main. The engineering contract has been awarded and the project is in the design phase with a targeted completion of the final quarter of 2021. This funding will cover installation of 3,000 Lf of 8" gravity sewer, 3,000 Lf of 4" force main, construction of a new lift station, and installation of 80 sewer taps and street paving.

(2) Compliance with Grant Requirements: Lumberton has a history of compliance with grant work plans, schedules, and terms and conditions, and has an excellent history of timely reporting with all award agencies. The City has historically spent all grant fund that it has been awarded. The City is on schedule on all active grants. Mr. Horne and Mr. Love are skilled in project management and are personally monitoring all grant activities to ensure compliance with all financial and reporting requirements. City staff tracks all project results individually via Excel spreadsheets and will be able to manage the requirements for tracking projects in ACRES if awarded a grant from the EPA.



**City of Lumberton, NC
FY22 Brownfield Assessment Grant
Threshold Criteria**



Threshold Criteria

1. Applicant Eligibility

The City of Lumberton, North Carolina is eligible to apply for the EPA Brownfields Community-wide Assessment Grant as a local government as defined under 2 CFR § 200.64.

2. Community Involvement

The City understands community involvement requires collaboration with residents and local organizations in a team-based process. The residents will be a vital resource providing input and feedback at the neighborhood level. City staff has announced at several City Council meetings over the last year their intent to reapply for the EPA Brownfield Assessment Grant. A Community Involvement Plan (CIP) will be created outlining planned community engagement activities, schedule, project background, and key players. Through meeting minutes, the City will record community input and suggestions given during target-area community meetings and City Council meetings. Sites suggested by the community will be added to the site inventory, and the project team will prioritize the sites based on need and the overall brownfields project goals. When appropriate, community members will be contacted on an individual basis to discuss their suggestions in more detail.

The City realizes using multiple forms of media to communicate with its residents about the brownfield assessment project will ensure the widest reach of information throughout the community. The City will use a dedicated brownfields page on its website, newspaper press releases, postings at City Hall, flyers in the utility bills, public outreach at Community Watch meetings, and presentations at local civic clubs to disseminate brownfields project information. The City will also use informational brochures, press releases, and contacts with local media outlets to share information with Lumberton residents as well as surrounding communities. City staff will provide project updates and information during regularly scheduled monthly City Council meetings, community education meetings, charrettes/visioning sessions, and neighborhood meetings that take place in the target area. In the event there are non-English speaking individuals present at events, a translator will be made available.

During the ongoing COVID-19 pandemic, the City adjusted quickly to continue meeting its standards for engaging with its community. The primary way the City has achieved this is by conducting its public meetings through Zoom calls and Facebook Live to ensure safe access for community members to actively participate and provide input. The City will employ the same procedure for brownfields community meetings as necessary. The City will use virtual walking tours of the target area to encourage community input on site identification. Additionally, the City plans to generate videos to showcase sites selected for assessment during later community meetings when grant progress is discussed.

3. Named Contractors and Subrecipients

Not Applicable

4. Expenditure of Existing Grant Funds

The City of Lumberton, North Carolina affirms that the City does not have an open EPA Brownfields Assessment Grant or Multipurpose Grant.