1. **Applicant Identification**  
   City of Liberty, South Carolina  
   206 West Front Street  
   PO Box 716  
   Liberty, SC 29657

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

3. **Location**  
   a) City of Liberty b) Pickens County c) South Carolina

4. **Target Area and Priority Site/Property Information**  
   **Target Area:** City Limits  
   **Priority Sites**  
   a. “Big Mill” Priority Site  
      98 E Beattie Street, Liberty, SC 29657  
   b. “Southern Vinyl” Priority Site  
      225 Ruhamah Road, Liberty, SC 29657

5. **Contacts**  
   a. **Project Director**  
      Michael Calvert, City Administrator  
      864-843-3177 Option 4  
      MCalvert@libertysc.com  
      206 West Front Street  
      PO Box 716  
      Liberty, SC 29657  
   
   b. **Chief Executive/Highest Ranking Elected Official**  
      Mayor Brian Petersen  
      864-843-3177 Option 7  
      mayor@libertysc.com  
      206 West Front Street  
      PO Box 716  
      Liberty, SC 29657
6. **Population**
   City of Liberty, South Carolina: 3,177 (US Census: American Community Survey 2015–2019)

7. **Other Factors**

<table>
<thead>
<tr>
<th>Other Factors</th>
<th>Page #</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community population is 10,000 or less.</td>
<td>1</td>
</tr>
<tr>
<td>The applicant is, or will assist, a federally recognized Indian tribe or United States territory.</td>
<td>NA</td>
</tr>
<tr>
<td>The priority site(s) is impacted by mine-scarred land.</td>
<td>NA</td>
</tr>
<tr>
<td>The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).</td>
<td>NA</td>
</tr>
<tr>
<td>The priority site(s) is in a federally designated flood plain.</td>
<td>NA</td>
</tr>
<tr>
<td>The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.</td>
<td>NA</td>
</tr>
<tr>
<td>The reuse of the priority site(s) will incorporate energy efficiency measures.</td>
<td>3</td>
</tr>
<tr>
<td>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.</td>
<td>NA</td>
</tr>
<tr>
<td>The target area(s) is located within a community in which a coal-fired power plant has recently closed (2011 or later) or is closing.</td>
<td>NA</td>
</tr>
</tbody>
</table>

8. **Letter from the State or Tribal Environmental Authority**
   See attached

9. **Releasing Copies of Applications**
   Not Applicable
November 12, 2021

Brian Gross
Region 4 Brownfields Coordinator
United States Environmental Protection Agency
Resource Conservation and Restoration Division
61 Forsyth Street SW
Atlanta, Georgia 30303-8960

RE:   EPA Brownfields Community-wide Assessment Grant
      City of Liberty, South Carolina

Dear Mr. Gross:

The South Carolina Department of Health and Environmental Control, the State’s environmental authority, acknowledges and fully supports the City of Liberty’s application for a community-wide Brownfields Assessment Grant.

The Department appreciates your consideration of the application and hopes for a favorable outcome. Your positive response will assist the City in its efforts to revitalize properties in the community. If you have any questions or need additional information, please contact Robert Hodges of my staff at (803) 898-0919.

Sincerely,

[Signature]

Henry Porter, Chief
Bureau of Land and Waste Management

cc:   Liz, Basil, BEHS
      Robert Hodges, Manager, Brownfields Program
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: Though one of the smaller municipalities in upstate South Carolina, Liberty (population 3,177) has a huge brownfield problem dating back to the 1900s. In the mid-1800s, the Charlotte Atlanta Railroad laid tracks through the town creating infrastructure, jobs, and the eventual chartering of the city in 1876. The railroad brought prosperity to many southern towns and Liberty was no exception.

      In 1901, Mr. Jeptha Smith opened the first cotton mill, called “Liberty Mill.” From there, the mill village was born and in 1905 a second textile mill opened for business. For years the mills thrived and at the height of textile production they employed over 1,000 people and housed over 1,000 textile looms. Unfortunately in the 1990s, mill villages and their residents throughout the South suffered from outsourcing of the textile industry overseas causing a massive blow to the local economy. The mills and associated manufacturing businesses closed, creating job loss and blight throughout the city. Residents had no choice but to move or commute to nearby towns in hope of finding employment. From 1990 until 2019, over 600 jobs throughout the city limits were lost due to closures or layoffs. This massive loss of labor further increased the problems of vacancy, blight, and local income being spent elsewhere. Nearly thirty years after the tragic downturn began, its effects can be seen throughout town in the abandoned, dilapidated structures at every turn with no new industry options in sight.

      Due to the exponential growth in the nearby cities of Greenville and Clemson, Liberty officials are anticipating massive population growth, as this urban sprawl will soon hit their corner of the upstate. City leadership recognizes the problem of vacant, dilapidated buildings throughout the city in need of assessment and remediation. Once assessment and cleanup of brownfield properties takes place, redevelopment of these sites will create an opportunity for new industry and better access to jobs, affordable housing, parks, and multi-use trails. The target area for this community-wide assessment will be for sites throughout the city limits (4 sq. miles).

      ii. Description of the Priority Brownfield Site(s): To address the problem of blight, City officials collaborated with residents to compile a list of over 30 dilapidated and vacant properties they consider to be potential brownfield sites, including three mills, a dilapidated church, auto service stations and drycleaners. The City intends to identify and prioritize additional sites during a full brownfield site inventory process involving project partners and residents by thoroughly discussing potential sites and determining their future reuse based on the City’s redevelopment plans. The redevelopment of the two priority sites is vital for the City’s revitalization.

      The Big Mill: Located in the heart of Liberty, a dilapidated and blighted 25-acre site, has sat vacant for over a decade. Constructed in 1900, the textile mill operated for nearly 90 years. The 120,000 sq. ft. crumbling textile mill structure and concrete pads where other buildings once stood are all that remain. The site is neighboring the residential mill village and while the site is fenced it still attracts trespassing youth and creates a potential health hazard for the sensitive population. Contaminants associated with this type of industry include petroleum products, solvents/volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), polycyclic aromatic hydrocarbons (PAHs), polychlorinated biphenyls (PCBs), mercury, chromium, and other heavy metals. This site is a top priority due to its proximity to downtown and to the neighboring residential mill village. The City’s redevelopment considerations for this site include redevelopment as a municipal complex that would also likely include a recreational park with multiuse trails, uses that directly align with the City’s Master Plan Strategic Objectives focusing

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1 Census: American Community Survey (ACS) 2015–2019
2 The City of Liberty, SC – History http://www.libertysc.com/history
on park and trail creation and on infill redevelopment and upgrading city infrastructure and facilities. The property owner has agreed to provide site access once EPA assessment funds are awarded.

Southern Vinyl: Once an old textile mill, this 51-acre site was repurposed into a manufacturing site for residential-use vinyl windows. On-site sits a 130,000 sq. ft. vacant building with broken and missing windows, overgrown vegetation, and scattered debris. The site has sat idle for eight years, serving as a desolate reminder to residents of a more prosperous time. Contaminants associated with this type of industry include petroleum products, VOCs including solvents, SVOCs, PAHs, PCBs, mercury, chromium and other heavy metals. This site is a top priority due to the close proximity of residential areas and their sensitive populations, especially as the site is located within a half mile of a school. The City’s redevelopment consideration for this site is light industrial on the developed portion, which would bring jobs to the area, aligning with the City’s Master Plan Strategic Objective focusing on job creation to benefit the target area’s sensitive populations. The City and prospective purchaser are working with the property owner to gain site access upon award of EPA grant funds.

b. Revitalization of the Target Area: i. Reuse Strategy and Alignment with Revitalization Plans: For the past several decades, Liberty has been “surviving” the many economic hardships that have befallen this small town; they by no means have been “thriving.” City leadership recognizes the need to make a change and has started to take action as the upstate of South Carolina continues to grow. Successful redevelopment must start with a plan that reflects current city conditions and addresses residents’ concerns. The 2020 City Master Plan with Strategic Objectives focusing on affordable housing, recreation and trail development, removal and redevelopment of blighted structures, job creation, and economic development will bring prosperity back to the area. The Plan incorporates input from residents and elected officials and created several notable objectives to aid in the City’s revitalization, but leadership recognizes additional planning must take place, especially for the future reuse of priority sites. The planning process determined there is a need for public recreation space/trail development, job opportunities, and affordable housing. With this information, the City intends to perform a Site Reuse Assessment Plan for the Big Mill priority site to determine if redevelopment into a municipal complex with park facilities is the best reuse for this site. The site is one of two candidate sites for the City’s proposed municipal complex, which would house City Hall, administration offices, and the Police and Fire Departments. This use aligns with the City’s Master Plan Strategic Objectives focusing on infill redevelopment and upgrading city infrastructure and facilities; however, the City is hesitant to select this site due to the potential contamination. The potential park portion with multiuse trails to connect the County Industrial Park (home to many manufacturing businesses) directly aligns with the City’s Master Plan Strategic Objectives focusing on park and trail creation and job creation/economic development, benefitting the target area’s sensitive populations. Reuse of this site will remove the blight from the dilapidated mill and promote the infill of property and preserve greenspace.

The City intends to perform a Site Reuse Assessment Plan for the Southern Vinyl priority site to determine the site’s best reuse option. One option would include redeveloping portions of the site to attract commercial and industrial business. This would bring jobs to the area, directly aligning with the City’s Master Plan Strategic Objectives focusing on job creation, economic development, and removal of blight. A company has expressed interest in using approximately a third of the current structure for their operation, which would bring an estimated 60 jobs to the area. In addition to the developed acreage of the site, there is approximately 35-acres of
undeveloped land potentially impacted by the site’s historic industrial use that could be used for the development of affordable housing, which directly aligns with the City’s Master Plan Strategic Objective focusing on affordable housing. In addition to the Site Reuse Plans, the City intends to develop a Brownfields Revitalization Plan for brownfield sites throughout the target area. This plan will guide redevelopment via feasibility, design, and marketing to facilitate cleanup and reuse. This directly aligns with the City’s Master Plan Strategic Objective focusing on Brownfield site and reuse planning.

ii. Outcomes and Benefits of Reuse Strategy: The assessment and remediation of brownfield sites throughout the city limits will help to further the City’s redevelopment goals by removing blight and environmental stigma surrounding potential sites and by encouraging business development, bringing the much-needed boost to the economy the locals have been waiting for since the mill closures. A Brownfields Revitalization Plan will assist the City to reach the redevelopment goals, which will help Liberty to become a “thriving” city once again and alleviate the environmental justice (EJ) issues such as low income, high unemployment, substandard housing, and distressed neighborhoods affecting the disadvantaged residents.

The non-economic benefits that will stem from the site reuse plans will have a strong positive impact on quality of life for the disadvantaged community. The proposed redevelopment of the Big Mill priority site to include a public park with multiuse trails directly aligns with the City’s Strategic Objective and will benefit all residents by creating a safe environment for a healthy lifestyle. Additionally, redevelopment of a portion of the Big Mill site into a municipal complex will remove a major blight in the City and promote infill of a brownfield site while preserving greenspace (the alternative site for the complex is undeveloped, wooded land) which would address the EJ issue of distressed neighborhoods. The proposed development of the unimproved portions of the 51-acre Southern Vinyl priority site into affordable housing will address the EJ issue of lead paint indicator, (81st percentile in the State) by addressing the substandard housing issues affecting this disadvantaged community.

Redevelopment at the priority sites will bring an economic benefit of new jobs. The multiuse trail that will connect the Big Mill site to the County Industrial Park will allow for target-area residents without vehicles to safely access employment opportunities via walking or biking, which aligns with the City’s Strategic Objectives focusing on job creation and economic development, which will create an economic benefit. The Southern Vinyl priority site bringing new business opportunities and address the problem of blight and create jobs for this low-income, sensitive population, thus helping to address the EJ issues of; low income (high and/or persistent poverty) and high unemployment. A business has contacted the City about locating their operations on a small portion of the site, utilizing the current structure, and bringing an estimated 60 jobs to the area. In addition, the City will encourage all prospective developers to use energy efficient options in their designs to promote sustainable redevelopment. As blight is removed throughout the city limits, Liberty will become a viable “hometown” option for those looking to move to upstate South Carolina. New businesses will form, increasing revenues and taxes in the area, which will help fund future redevelopment projects.

c. Strategy for Leveraging Resources i. Resources Needed for Site Reuse: The City, as a local government, is eligible to apply for county, state, and federal grant funding. Liberty is making every effort to secure additional funding to further their Brownfield Program redevelopment goals and is currently pursuing the following funding opportunities with state and federal grant agencies:
### Agency and Funding Purpose

<table>
<thead>
<tr>
<th>Agency</th>
<th>Funding Purpose</th>
</tr>
</thead>
<tbody>
<tr>
<td>Federal HUD Community Development Block Grant (up to $500,000)</td>
<td>Demolition of remediated brownfield sites and contribute to creation of a municipal complex (Big Mill priority site).</td>
</tr>
<tr>
<td>Federal Appalachian Regional Commission (up to $500,000)</td>
<td>Park and multiuse trail development (Big Mill priority site).</td>
</tr>
<tr>
<td>Federal EPA Brownfields Cleanup Grant (up to $500,000)</td>
<td>To fund the cleanup of brownfield sites throughout the city limits.</td>
</tr>
<tr>
<td>State South Carolina’s (SC) Brownfield RLF (up to $1M)</td>
<td>Via the Catawba COG to fund the cleanup of brownfield sites throughout the city limits.</td>
</tr>
<tr>
<td>State SC Recreational Trails Program (up to $100,000)</td>
<td>Multiuse trail creation throughout the city limits (Big Mill priority site).</td>
</tr>
<tr>
<td>State SCDHEC Brownfield Voluntary Cleanup Program</td>
<td>Encourage developers to utilize brownfields sites through tax incentives, credits and/or exemptions.</td>
</tr>
</tbody>
</table>

**ii. Use of Existing Infrastructure:** The existing infrastructure (sewer, water, streets, power) located throughout the target area and at priority sites is sufficient for redevelopment. The City began infrastructure improvements in 2014 and continues to work diligently to complete upgrades to support redevelopment efforts.

**2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

**a. Community Need**

i. The Community’s Need for Funding: As industry closed their doors, the City transformed into a ghost town. Main Street, once bustling full of life and business, now sits vacant and depressed. This Low to Moderate Income (LMI) community (population 3,177) suffers from low income as shown by the target-area per capita income of $30,809 and median household income of $50,541, which are less than the national averages ($34,130/$62,842).

4 Of families with a female head-of-household with children under the age of 18 living in the target area, 56% live below the poverty level, a statistic significantly higher than the national average (36%). Without jobs suited to the educational attainment of community members, unemployment will continue to rise. As indicated by the low-income and high poverty rates, an increase in taxes to fund additional projects is not an option. In addition, the City is not in a strong financial position to fund brownfield assessments on its own to jumpstart their redevelopment campaign as the City has a minimal fund balance of 16% (the Government Finance Officers Association recommends a minimum of 17%). The City has downsized the Public Works Department, causing unemployment for six local employees, and transferred the City Fire Department services to the County, as there are no funds to pay employees to perform the job’s basic functions. The funding assistance from an EPA Brownfield Assessment Grant will galvanize revitalization throughout the City, drastically improving quality of life for target-area residents, which in time will bring economic prosperity back to this small town.

ii. Threats to Sensitive Populations (1) Health or Welfare of Sensitive Populations: Within the target area, the sensitive populations include the impoverished and minorities. Liberty has a higher African American (21%) population than the US (13%), as well as a high percentage of impoverished residents, with 56% of those families having a female head of household with children under the age of 18, much higher than the national average (36%).

Welfare issues such as blight, substandard housing, and crime abound within the target area. As the population of the upstate continues to grow, the need for newer and more affordable housing

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is crucial. Currently within the City, 8% of homes are vacant, 70% of all homes were built before 1979 (before the federal lead-paint ban in 1978 and the 1989 asbestos ban took effect), and the estimated home value within the city limits is $96,800, which is less than half of the average national home value ($217,500).5 To add to the aging and blighted home problem within the census tract which includes the city, trailers/mobile homes comprise 40% of the housing stock.5 Many homes are in desperate need of repair, but repairing a mobile home/trailer is rarely a good investment. Most residents realize this and end up abandoning their homes, adding to the problem of blight.

The vacant and blighted properties throughout the target area create opportunity for illegal activity, causing a concern for community safety. Liberty has one of the highest crime rates in America when compared to communities of all sizes.6 An individual within the City has a 1 in 35 chance of becoming a victim of either violent or property crime.6 With a low-fund balance and having to outsource/dissolve several City departments, the City cannot afford to pay for additional police services to patrol these structures. The City’s Police Department is certain, that crime will be mitigated when brownfield sites are assessed, remediated, and redeveloped. By identifying and reducing the threats of blight and crime, residents will spend more time walking throughout the target area to schools, parks, churches, and their places of employment. The redevelopment of potential brownfield sites within the target area will address the crime issues, and create an environment that will improve the local economy, increase the availability of affordable housing, and promote a healthy lifestyle by encouraging physical activity on multiuse trails for generations to come.

Greater Than Normal Incidence of Disease and Adverse Health Conditions: The brownfield sites identified and the potential for petroleum and hazardous substances on those sites are causes for concern, especially when potential contaminants can affect the health of the sensitive populations in the target area, as indicated by the EJ screen for Cancer Risk, placing the City in the 70-80th percentile in the US. Although city level health data is not available, within South Carolina, cancer is the leading cause of death. Upstate South Carolina is ranked #1 for all cancer incidences and as the #2 region in the state for minority cancer mortality rates.7 The Pickens County Health Coalition Health Assessment Summary found cancer to be the second leading cause of death within Pickens County (Pickens County cancer death rate per 100,000 is 188.8 compared to the state’s rate at 173.2.)8 This finding is troubling considering the potential contaminants at the priority sites are PCBs, SVOCs, VOCs, heavy metals, and petroleum products, which can cause several different forms of cancer. Another health concern that can be linked to the EJ Screen Particulate Matter Indicator (PM2.5) is the issue of asthma (target area 54th percentile in EPA Region). The prevalence of asthma has increased nationally since the 1980s and Pickens County has population percentage of 11% which is higher than the state percentage of 9%.9,10

The need for affordable housing in the target area exacerbates the health issues caused by lead based paint (LBP). The City is in the 81st percentile in the state for the EPA EJ Lead Paint Indicator. LBP exposure can cause many health effects such as impaired brain development, kidney damage, birth defects, and fertility issues just to name a few.11 Substandard housing impacts the sensitive population’s ability to find safe housing free from LBP. Assessing and

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5 US Census: ACS 2015-2019
6 https://www.neighborhoodscout.com/sc/liberty/crime
7 SCDHEC Upstate Region Cancer Profile https://www.scdhec.gov/sites/default/files/media/document/Upstate%20Region%20Cancer%20Profile%202019.pdf
10 https://gis.dhec.sc.gov/chp
remediating potential brownfield sites will mitigate these serious health concerns affecting this disadvantaged community by identifying and removing potentially life-threatening contaminants and redeveloping blighted structures.

(3) Promoting Environmental Justice: Liberty’s disadvantaged populations, which suffer from high unemployment, low income (EJ Screen: 61st percentile in US), and substandard housing, have yet to experience the benefits of the economic growth that has swept through upstate South Carolina. This is due in part to the negative environmental consequences resulting from the past activities and practices of textile and manufacturing operations, which continue to scare away potential investors. This impact is made evident by the low per capita income of $30,809 and the 600 jobs that have been lost over the last decade. The historic waste-and-solvent-disposal practices of the textile industry, notoriously known for “back door” or on-site disposal practices, have created environmental issues affecting the sensitive populations. These past industrial practices are creating a disproportionate environmental stressor burden and high cumulative impacts to families, especially the youth in the surrounding mill villages, who live and play in areas where toxic chemicals have seeped into the ground and have been carried throughout the area by groundwater and soil vapor. This is a cause for concern with the EJ Screen Wastewater Discharge Indicator of the target area being in the 50th percentile and 74th percentile for Superfund Proximity for the EPA Region. The negative environmental consequences and threats will be reduced and, in some cases, reversed upon the identification, assessment, and remediation made possible by the EPA Brownfield Grant Program removing the unknowns and bringing new life and business opportunities to the area. The proposed reuse of the target sites, as previously stated, will help the health and wellbeing of the sensitive populations and remedy many the environmental and socioeconomic justice issues affecting the disadvantaged community.

b. Community Engagement

i. Project Involvement & ii. Project Roles: Several local organizations throughout the community will be involved in the process of site selection, prioritization, cleanup, and future redevelopment of the priority sites for this project.

<table>
<thead>
<tr>
<th>Organization</th>
<th>Point of Contact</th>
<th>Specific involvement in the project</th>
</tr>
</thead>
<tbody>
<tr>
<td>Liberty Area Chamber of Commerce</td>
<td>Brandon Harbrecht, <a href="mailto:info@libertyareachamber.org">info@libertyareachamber.org</a></td>
<td>The Chamber provides connections, resources and solutions to help businesses thrive for the betterment of the community. The Chamber will assist with community outreach, site identification, marketing remediated properties to businesses interested in the area.</td>
</tr>
<tr>
<td>Alliance Pickens (Economic Development)</td>
<td>Ray Farley, <a href="mailto:rfarley@alliancepckens.com">rfarley@alliancepckens.com</a></td>
<td>Alliance Pickens is an economic development organization whose primary mission is to attract, retain and increase the number of jobs and increase the tax base in Pickens County. Alliance will provide economic development support through marketing sites to interested redevelopers, site prioritization, and cleanup/future reuse planning.</td>
</tr>
<tr>
<td>Pickens County School District</td>
<td>Danny Merck, <a href="mailto:-dannymerck@pickens.k12.sc.us">-dannymerck@pickens.k12.sc.us</a></td>
<td>The School District is a county-wide school system serving the community with 14 elementary schools, five middle schools, four high schools, and a Career and Technology Center. The school district will participate in community outreach through the dissemination of information to target area residents, with special focus on students/youth.</td>
</tr>
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</table>

iii. Incorporating Community Input: The City consistently includes residents in their decision-making processes. Leadership understands the importance of gathering public input when making changes within a community, as community buy-in is critical for redevelopment success. To share the progress of the Brownfield Program, a Community Involvement Plan (CIP) will be created to describe the planned community-engagement activities, schedule, project background, and key players. Residents can review the CIP in City Hall. Over the past several years, the City held Council meetings and Work Sessions to discuss brownfields initiatives and how this grant will help with the planned revitalization efforts. City staff will continue to solicit the community’s assistance for site identification during regularly scheduled City Council and target-area community meetings (in-person and via online). The City will use the input and information gathered from the community meetings, project partner meetings, and vision sessions to advance the City’s Brownfield Program. All information gathered from concerned citizens, local organizations, and entities during community outreach will be presented at the quarterly Brownfield Project Team Meeting and will be responded to within two weeks of the meeting.

The City realizes that using multiple forms of media for communication is vital to success. During this time of social distancing, the City will continue to use its municipal website to share brownfield project information. In addition, a brochure explaining the project will be shared both online and throughout the community, being strategically placed at City offices and recreational facilities. Local media press releases will keep the community up-to-date on project milestones and events. City staff will also continue to provide brownfield information during the regularly scheduled City Council and community meetings that will take place in the target area (with controlled attendance to allow for social distancing) and online. Since the COVID-19 pandemic began, the City has encouraged attendees to maintain social distance and use masks, and it has also video-recorded all meetings and placed them on its website and Facebook page. This method of community outreach and involvement will continue throughout the pandemic. In the event there are non-English speaking individuals present at events, a translator will be made available.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

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

<table>
<thead>
<tr>
<th>Task 1: Outreach</th>
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<tbody>
<tr>
<td>i. Project Implementation:</td>
</tr>
<tr>
<td>ii. Anticipated Project Schedule:</td>
</tr>
<tr>
<td>iii. Task/Activity Lead:</td>
</tr>
<tr>
<td>iv. Outputs:</td>
</tr>
</tbody>
</table>

Task 2: Site Inventory
### Task 1: Site Inventory

**Project Implementation:** The City’s Brownfields Project Director will work with the residents living in the target area and project partners during community meetings to create a thorough site inventory for assessment. Although over 30 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 the property appraiser's 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.

**Anticipated Project Schedule:** Community meeting held in 1st quarter will continue the preliminary inventory process which began with this application with the evaluation ranking process taking place in the 3rd quarter & continues throughout the grant project.

**Task/Activity Lead:** Michael Calvert: City Administrator/Brownfield Project Director

**Outputs:** Evaluation Ranking Tool, Site Inventory List

### Task 2: Environmental Site Assessments

**Project Implementation:** 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 IIs; Generic Quality Assurance Project Plan (QAPP); Phase IIs which will include the SS-QAPP; Additional assessments (asbestos/lead paint surveys, etc.) which will include the SS-QAPP. Prior to assessment, site access agreements and property eligibility determinations approval will be obtained.

**Anticipated Project Schedule:** Activities to begin in the 2nd quarter and continue through the project.

**Task/Activity Lead:** The consultant will implement the technical aspects of the project with oversight from the Michael Calvert: City Administrator/Brownfield Project Director.

**Outputs:** 12 Phase I ESAs, 1 Generic QAPP, 8 Phase II ESAs including SS-QAPP, 8 Asbestos/Lead Paint Surveys including SS-QAPP, Site Access Agreements and Property Eligibility Determinations.

### Task 3: Assessment

**Project Implementation:** 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 IIs; Generic Quality Assurance Project Plan (QAPP); Phase IIs which will include the SS-QAPP; Additional assessments (asbestos/lead paint surveys, etc.) which will include the SS-QAPP. Prior to assessment, site access agreements and property eligibility determinations approval will be obtained.

**Anticipated Project Schedule:** Community meeting held in 1st quarter will continue the preliminary inventory process which began with this application with the evaluation ranking process taking place in the 3rd quarter & continues throughout the grant project.

**Task/Activity Lead:** Michael Calvert: City Administrator/Brownfield Project Director

**Outputs:** Evaluation Ranking Tool, Site Inventory List

### Task 4: Remediation/Reuse Planning

**Project Implementation:** For projects identified for cleanup, the consultant will prepare an Analysis for Brownfields Cleanup Alternatives (ABCA) and/or Reuse/Cleanup plan. 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 planning consultant will prepare a Site Reuse Assessment Plan for both priority sites and a Brownfields Revitalization Plan for the City. The planning consultant will assist the City in hosting charrettes/visioning sessions (virtual/in-person depending on COVID-19 restrictions) to be held for key properties.

**Anticipated Project Schedule:** Cleanup plans & charrettes to begin in the 6th quarter and will continue throughout the grant project. Site Reuse Plans & Brownfield Revitalization Plan to begin in the 3rd quarter.

**Task/Activity Lead:** The consultant will implement the technical aspects of the project with oversight from the Michael Calvert: City Administrator/Brownfield Project Director.

**Outputs:** 4 ABCAs, 2 Vision Sessions, 2 Site Reuse Assessment Plans, 1 Brownfields Revitalization Plan

### Task 5: Programmatic Support

**Project Implementation:** The City’s Brownfields Project Director will procure an environmental consultant to assist with the Brownfield Grant Project. The City’s Brownfields Project Director will 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.

**Anticipated Project Schedule:** Consultant procurement complete in 1st quarter. ACRES Reporting begins in the 1st quarter & Quarterly Reporting begins in the 2nd quarter and continues throughout the grant project. Annual Reporting and Forms created in 5th quarter, 9th quarter, and during final close out.
iii. **Task/Activity Lead:** Michael Calvert: City Administrator/Brownfield Project Director

iv. **Outputs:** 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 67% of the budget on the Assessment Task.

**Task 1 Outreach:** Contractual: Community Involvement Plan $5,000 (50hrs x $100), Brownfield Website, Outreach Brochure/Handouts, Social Media Posts $2,000 (20hrs x $100), 3 Community Education Meetings $5,500 (55hrs x $100) ($1,833/meeting). Supplies: Outreach Supplies; printed brochures $1,000 (1,000 x $1.00), printed display boards $500 (5 x $100), notebooks, paper, pens, other miscellaneous office supplies $500 for a total of $2,000. **Task 2 Site Inventory:** Contractual: Potential Brownfield Site Inventory and Evaluation Ranking Tool Creation $7,000 (70hrs x $100)

**Task 3 Assessment:** Contractual: 12 Phase I ESAs $3,500 each for a total of $42,000. 1 Generic QAPP $5,500. 8 Phase II ESAs including SS-QAPP at $28,000 each for a total of $224,000. 8 additional assessments (asbestos/lead paint surveys, etc.) including SS-QAPP at $8,000 each for a total of $64,000. **Task 4 Remediation/Reuse Planning:** Contractual: 4 ABCAs $7,000 for a total of $28,000. 2 Vision Sessions/Charrettes $5,000 ($2,500/meeting). 2 Site Reuse Plans $30,000 (240hrs x $125) ($15,000/plan). 1 Brownfields Revitalization Plan $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 (200hrs 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).

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<tr>
<th>Category</th>
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<th>Site Inventory</th>
<th>Assessment</th>
<th>Remediation/Reuse Planning</th>
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c. **Measuring Environmental Results:** To ensure this EPA Brownfield Project is on schedule, the City’s Brownfields Team, which will include the consultant, will meet quarterly to track all outputs identified in 3.a using a 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. Outputs to be tracked include the number of neighborhood and 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 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 operates under a Mayor – Council form of municipal government. The City has the organizational capacity to handle a project through the office of City Administrator with the supported by the City’s government officials (City Council) led by the Mayor. City Administrator, Mr. Michael Calvert, MPA, will be responsible for day-to-day activities, timely and successful expenditure of funds and completion of administrative and financial requirements of the project as the Brownfield Project Director. He has worked for multiple government agencies, including time as a congressional Staffer to US Congressman Joe Wilson. Mr. Calvert also worked with the South Carolina Emergency Management Division, assisting local governments, and qualifying entities, with state and federal disaster recovery funding. He then moved to the county level with the County of Lexington as the Recovery & Mitigation Administrator, were he was responsible for two multimillion-dollar projects. Before his current position, Mr. Calvert assisted a Vermont non-profit with grant assistance for rural governments and businesses. He will be assisted by Christopher Yardley, who will serve as the Brownfields Project Manager. Mr. Yardley came to the City as a Utility Compliance Technician, where he mapped out the Sewer and Water systems using GIS and Arc software. These projects gave him experience with communicating with agencies like FEMA, EMD, SCDHEC, and EPA, while working to get his License in Water Distribution. With this knowledge, he is now taking on IT and Grant Compliance for the City. Prior to working for the City, Mr. Yardley worked for 13 years in the textile industry at Shaw Inc. Lisa Smith, the City’s Treasurer has over 7 years of government finance experience and worked in the Big Mill (priority site) in the finance department for years until it closed down operations. Ms. Smith will be responsible for managing the finances and all drawdowns through ASAP.gov for this EPA grant project. A qualified environmental consultant will assist with the technical portions of the brownfield project.

   iv. Acquiring Additional Resources: Utilizing local contracting requirements and procurement process, 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 ensure compliance 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: In 2014, the City was awarded a grant from SC Rural Infrastructure Authority (RIA) in the amount of $320,164 for the construction of 1,903 linear feet of gravity sanitary sewer and eight (8) manholes to replace old gravity collectors at the US Hwy 178 and SC 93 intersection. The project was completed with all funds expended and the grant closed in March 2017. Sixty-one residents and six businesses were helped as a result of this state grant project. In 2020, SC RIA awarded the City $187,200 to upgrade a sewer lift station. The project is scheduled to be completed in 2022. This project will serve a local industrial manufacturer which employs 300 individuals. The City complied with the agreed upon work plans, schedule, timely reporting, and terms and conditions of both grant awards. (2) Compliance with Grant Requirements: For Liberty’s past grant awards, there were no delays in executing the project as the City held to the schedule established by the granting agency. The City has a good history of compliance with grant schedules, terms and conditions and all reporting with award agencies. The City completed all grant reporting via the required state forms and sent via email to the granting agency. Mr. Calvert 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.
FY22 Brownfield Assessment Grant
Threshold Criteria
Threshold Criteria

1. **Applicant Eligibility**
   The City of Liberty, South 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 consistently includes residents in their decision-making processes. Leadership understands the importance of gathering public input when making changes within a community, as community buy-in is critical for redevelopment success. To share the progress of the Brownfield Program, a Community Involvement Plan (CIP) will be created to describe the planned community-engagement activities, schedule, project background, and key players. Residents can review the CIP in City Hall. Over the past several years, the City held Council meetings and Work Sessions to discuss brownfields initiatives and how this grant will help with the planned revitalization efforts. City staff will continue to solicit the community’s assistance for site identification during regularly scheduled City Council and target-area community meetings (in-person and via online). The City will use the input and information gathered from the community meetings, project partner meetings, and vision sessions to advance the City’s Brownfield Program. All information gathered from concerned citizens, local organizations, and entities during community outreach will be presented at the quarterly Brownfield Project Team Meeting and will be responded to within two weeks of the meeting taking place.

   The City realizes that using multiple forms of media for communication is vital to success. During this time of social distancing, the City will continue to use its municipal website to share brownfield project information. In addition, a brochure explaining the project will be shared both online and throughout the community, being strategically placed at City offices and recreational facilities. Local media press releases will keep the community up-to-date on project milestones and events. City staff will also continue to provide brownfield information during the regularly scheduled City Council and community meetings that will take place in the target area (with controlled attendance to allow for social distancing) and online. Since the COVID-19 pandemic began, the City has encouraged attendees to maintain social distance and use masks, and it has also video-recorded all meetings and placed them on its website and Facebook page. This method of community outreach and involvement will continue throughout the pandemic. In the event there are non-English speaking individuals present at events, a translator will be made available.

3. **Named Contractors and Subrecipients**
   Not Applicable

4. **Expenditure of Existing Grant Funds**
   The City of Liberty, South Carolina affirms that the City does not have an active EPA Brownfields Assessment Grant or Multipurpose Grant.