



**BERKELEY  
COUNTY SC**  
ECONOMIC DEVELOPMENT

 [BerkeleyMeansBusiness.com](http://BerkeleyMeansBusiness.com)  
 1003 Highway 52  
P.O. Box 6122  
Moncks Corner, SC 29461  
 (843) 719-4416 direct  
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R04-22-A-010

1. Applicant Identification

Berkeley County, South Carolina  
Economic Development Department  
1003 US Highway 52  
Moncks Corner, SC 29461

2. Funding Requested

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

3. Location

a) City of St. Stephen b) Berkeley County c) South Carolina

4. Target Area and Priority Site/Property Information

Target Area: Census Tract 45015020201 (CT 202.01)

Priority Sites

**Former St. Stephen High School**

1266 Russellville Road  
St. Stephen, South Carolina 29479

**Former Lumber Mill**

33°24'53.61"N 79°55'21.10"W  
North Terminus Martin Luther King, Jr. Boulevard  
St. Stephen, South Carolina 29479

5. Contacts

a. Project Director

Kristen O. Lanier, Director of Economic Development  
(843) 719-4301  
[Kristen.lanier@berkeleycountysc.gov](mailto:Kristen.lanier@berkeleycountysc.gov)  
1003 US Highway 52, Moncks Corner, SC 29461

b. Chief Executive/Highest Ranking Elected Official

Johnny Cribb, County Supervisor and County Council Chairman  
(843) 719-4094  
[Johnny.cribb@berkeleycountysc.gov](mailto:Johnny.cribb@berkeleycountysc.gov)  
1003 US Highway 52, Moncks Corner, SC 29461



6. Population

CT 202.01: 3,676

Berkeley County, SC: 215,044

(US Census: 2015–2019 American Community Survey)

7. Other Factors

<b>Other Factors</b>	<b>Page #</b>
Community population is 10,000 or less.	4
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).	1
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.	3
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



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  
Berkeley County, South Carolina

Dear Mr. Gross:

The South Carolina Department of Health and Environmental Control, the State's environmental authority, acknowledges and fully supports Berkeley County's application for a Brownfields Community-wide Assessment Grant.

The Department appreciates your consideration of the application and hopes for a favorable outcome. Your positive response will assist the County 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,

Henry Porter, Chief  
Bureau of Land and Waste Management

cc: Liz Basil, EA BHES  
Robert Hodges, Manager, Brownfields Program



BERKELEY  
= COUNTY =  
SOUTH CAROLINA

**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:**

Berkeley County (pop. 215,044), the northern-most county in the tri-county area that encompasses the Charleston, South Carolina region, is the eighth most populated county in South Carolina.<sup>1</sup> The County covers 1,099 square miles and contains the approximately 94-square-mile Lake Moultrie that was formed in the 1940s via eminent domain by the South Carolina Public Service Commission, more commonly known as Santee Cooper.<sup>2</sup> The County also spans a majority of the Francis Marion National Forest, composed of more than 250,000 acres designated as public land by Franklin Roosevelt in 1936.<sup>3</sup> Although the County established its modern day boundaries in 1921, the entity of Berkeley County was created on May 10, 1682. As one of the three original counties in South Carolina, its boundaries have changed substantially since origination. The area was at the center of the original colony's indigenous trade and grew to be one of the largest agricultural centers of antebellum America. Early French and English immigrants developed a thriving rice and indigo culture and, in the late 1700s, cultivated cotton.<sup>3</sup> Much of the commerce at the time relied on slave labor, and the County had a ratio of 103,000 slaves to 30,000 whites in 1790.<sup>3</sup> Following the Civil War, reconstruction greatly disrupted the economy, and the black majority enjoyed a short victory, holding state General Assembly and US House of Representative offices until the 1880s, when a largely white majority regained governmental power. The new majority used gerrymandering to confine 25% of the state's black population to a single district that included Berkeley County.

The County's shift to sharecropping quickly established the primacy of the timber and farming industry. Later, the 1939 Santee Cooper federal hydroelectric construction project initiated a significant economic recovery for the region at the cost of many farms, former plantations, and small communities. Following World War II, much of the population growth in the County transitioned to areas on the south and east boundaries, where new governmental and manufacturing jobs flourished in association with the larger Charleston, SC economy.

**The target area is Census Tract (CT) 202.01, which is located in the northern portion of the County and centered on the Town of St. Stephen, SC.** The target area was chosen due to a much lower than average median household income (\$30,417), a much higher population at or below the poverty line (32%), and a significantly higher reliance on government subsidized food programs (30%).<sup>1</sup> The northern portions of Berkeley County had some success with attracting lumber mills and light manufacturing employers following the construction of the hydroelectric lakes, but this area lost its appeal as they competed with the more accessible interstate corridor along the southeast County border. **The remaining major employers for the CT 202.01 region include a paper/pulp materials manufacturer and a precision machining factory located within St. Stephen. The coal-fired Cross Generating Station power plant operates upwind of the target area on the western side of CT 202.01, adjoining Lake Moultrie.**

ii. Description of the Priority Brownfield Site(s): Diminished employment opportunities, reduced development, and a decreasing population have resulted in underused brownfield properties within CT 202.01. The County has identified **nine properties** in the target area, which include a former school property, an historic lumber mill, a plywood mill, a veneer factory, and a tire recycler as well as filling stations and petroleum and bulk oil storage properties. Of these identified properties, four sites likely contain environmental issues based on their known histories while the other five properties may have environmental issues based on the age of each property.<sup>4</sup> The primary focus

<sup>1</sup> US Census: American Community Survey 2015-2019

<sup>2</sup> <https://www.sciway.net/tourism/lakes.html>

<sup>3</sup> Walter B. Edgar, *The South Carolina Encyclopedia* (Columbia, SC: University of South Carolina Press, 2006).

<sup>4</sup> South Carolina Department of Health and Environmental Control, GIS Permitting Metadata

and priority sites of this community-wide assessment include a large former industrial property and a former school property left in disrepair.

The first priority site is the former **St. Stephen High School** located at **1266 Russellville Road**. This 0.7-acre site is located between the Town of St. Stephen, SC, and Russellville, SC and served as the local high school until 1996, when a new, consolidated high school opened southeast of the Town for the surrounding communities. Since then, the local school district divested themselves of the former school property, and the Town of St. Stephen took ownership, planning to convert the structure into a community center. Given the structure's construction in the early 1950s, the interior finishing requires renovation prior to use. The building is known to have **contained asbestos** and has subsequently been shuttered since its closure due to a lack of funding to renovate and maintain it. The main structure is in visible disrepair with broken windows, failing roof coverings, and an overgrown front facade. The current site has some fencing along the perimeter that is inadequate for access control. Potential Contaminants of Concern (PCOCs) for this property are lead paint and asbestos due to the age of the building. This site is considered a priority site because of its past and current hazard to residents within the target area and the Town's need for an active community center. The Town owns the building and has **granted site access approval** to the County for environmental assessment.

The second priority site is the former **Lumber Mill** property accessed at the end of **Martin Luther King, Jr. Boulevard**. This 85-acre unfenced site has been vacant since approximately 1970 and hosts a single remaining water tower structure from the historical lumber mill operations. The property operated as a steam-powered lumber mill from the 1930s to the mid-1960s. It once contained eight buildings and on-site rail spurs, none of which have known-removal documentation. The majority of the mill operations buildings were reportedly removed in the 1970s. The property is located along the northern residential boundary of St. Stephen and is a significant liability for nearby adolescents. PCOCs for this property are Polycyclic Aromatic Hydrocarbons (PAHs) from the historic burning of boiler fuel and Semi-Volatile Organic Compounds (SVOCs) from the likely creosote-treated railroad ties and any historic petroleum usage. **The County is the current owner of this property and has granted site access approval.** The County hopes to attract an advanced manufacturing employer, a logistics company, a life sciences company, an information technology company, or an automotive supplier to this site.

**b. Revitalization of the Target Area** i. Reuse Strategy and Alignment with Revitalization Plans: The County's Economic Development team recognizes the importance of redevelopment in northern Berkeley County's underserved areas and wishes to lead this effort by revitalizing existing brownfields. The County initiated its 10-year Comprehensive Plan Update process in the Fall of 2020. They began the process with public meetings to obtain public input regarding the current state of the County. This planning will also focus on infrastructure needs, economic implications, and community impacts in rural areas, as demonstrated by the County's Guiding Principle 1 in their current Comprehensive Plan, which concludes, "Berkeley County will protect and promote the existence of distinctive and diverse, sustainable communities within its boundaries." The County's development objective for village centers such as St. Stephen also includes this statement: "The County will support establishment of larger employment uses around the periphery of a Village Center provided they can be served by adequate facilities." By focusing on redevelopment in CT 202.01 and the underserved communities, the County ensures that existing communities are maintained with sustainable employers and housing. The County's goal for completing assessments and redevelopment on the referenced properties includes the development of a community resource center at the former high school and industrial manufacturing for the



former mill property. Guiding Principal G1.1 of the current County Comprehensive Plan states, “Berkeley County will support the provisions of community services, essential for all population groups.” Guiding Principal G4.1 states, “Berkeley County is committed to providing pleasant, accessible public gathering places and parks throughout the community.” **The former St. Stephen High School can provide a much needed public space for supplementary education services, elderly and low-income assistance programs, youth and teen after-school programs, and sports programs. The former Lumber Mill property is prioritized for a medium- to large-scale industrial manufacturer to bolster the economic viability of the CT 202.01 communities.** Proposed reuse of the selected sites is consistent with the County’s objectives to protect communities and encourage sustainable employment.

ii. Outcomes and Benefits of Reuse Strategy: The priority sites within the target area are located in a **Federal Opportunity Zone (OZ)**, and their redevelopment will provide both economic and noneconomic **benefits to the disadvantaged community**. Both properties’ redevelopment strategies focus on maintaining sustainable communities within the County. New businesses will provide jobs for local residents and increase the tax base for CT 202.01. A new community resource center will provide much needed social support services for the poor, minority, and youth in the area. The target-area demographics show that CT 202.01 has a lower-income population experiencing persistent poverty and larger-than-average minority populations. The target area is part of a larger labor study reviewed by the County and has both a high underemployment rate and a high unemployment rate, comparatively.<sup>5</sup> The former St. Stephen High School is targeted for a community resource center that will aid in education, social support services, and public recreation space. The former Lumber Mill property would be prioritized as a medium to large industry. The redevelopments of the target properties rely heavily on supporting the long-term community health of northern Berkeley County. The noneconomic benefits of redeveloping the priority sites include the removal of blight on unused properties and using the land to generate a stronger population and community. Redevelopment of the former school and mill properties will provide a better quality of life for all within the target area. Also, given rising energy costs, **energy efficiency and environmental stewardship** will be of utmost importance when reviewing redevelopment and reuse plans for inclusion of small-scale solar farms at the priority sites to support energy rebates and renewable resources.

c. **Strategy for Leveraging Resources** i. Resources Needed for Site Reuse: The County as a government entity is eligible to apply for county, state, and federal grant funding. The Assessment Grant will allow the County to focus their community sustainability plans on the redevelopment of brownfield properties, which in turn allows them to use other funding sources for implementation. Berkeley County has a demonstrated ability to secure additional funding to further their brownfield redevelopment goals and will use the following funding opportunities for redevelopment within the target area:

	<b>Agency</b>	<b>Funding Purpose</b>
Federal	HUD Community Development Block Grant (up to \$100,000 for blighted property activities)	Demolition of blighted properties and infrastructure redevelopment planning for the target areas. Conversion of dilapidated properties to more desirable business opportunities.
Federal	US EPA Brownfield Cleanup Grant (up to \$500,000)	Remediation of sites.

<sup>5</sup> SC Power Team, Qualified Industrial Labor Summary, 10-mile radius of St. Stephen, SC

State	Catawba Council of Governments – South Carolina’s Brownfield Revolving Loan Fund (RLF)	Provision of low interest loans for the remediation of brownfield sites and their redevelopment.
State	Santee Cooper Site Readiness Grant Program	Helps to produce market-ready development sites that increase Berkeley County’s ability to recruit and retain industry.
State	SCDHEC Brownfield Voluntary Cleanup Program	Encourage Non-Responsible Party developers to use the state brownfield cleanup program to receive income tax credits up to 50% of cleanup costs in a given year, \$50,000/year max income credit and \$100,000 total over five years (Former Mill Site).

ii. Use of Existing Infrastructure: The existing infrastructure (streets, roads, utilities, water, sewer) throughout the target area and at the priority sites is sufficient for redevelopment. As additional infrastructure needs are identified, the County will acquire additional funding through state and federal grant programs.

## **2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

a. **Community Need** i. The Community’s Need for Funding: Economic and community investment is desperately needed within the target area (CT 202.01). The target area has a **total population of 3,676**, of which 1,752 people live within St. Stephen. CT 202.01 has a **per capita income of \$15,606, a median household income of \$30,417, and a median family income of \$40,833**, well below the national averages (\$34,103/\$62,843/\$77,263).<sup>6</sup> **St. Stephen, which is central to CT 202.01, has a significantly higher percentage of people at or below the poverty level (38%) and households receiving food stamp assistance (32%) compared to the national averages (10%/12%).**<sup>6</sup> For the target area, the EJ Screen Tool classifies CT 202.01 in the 88<sup>th</sup> percentile for Low Income Population in the state and 89<sup>th</sup> in the US.

The County is unable to fund focused brownfield redevelopment assessment efforts within the target area due to the resources required to manage the rapid development and economic growth along the south and eastern limits of the County. Rural northern Berkeley County economics largely revolve around small businesses, the timber industry, outdoor recreation in the expansive Francis Marion National Forest and the federally developed Lake Moultrie, and the Cross Generating Station power plant. The target area’s largest employer, Georgia-Pacific Particle Board facility, announced a closure in the early 2000s with a projected loss of 310 jobs.<sup>7</sup> Roseburg Forest Products ultimately purchased and maintained operation until it closed in 2011 following the 2008 housing recession, resulting in the laying-off of the remaining 60 employees.<sup>8</sup> **The target area and the Town of St. Stephen currently have 7% and 9% unemployment rates respectively, both above the national average (5%).**<sup>6</sup> The national Forestry and Logging industry’s private business ownership saw a sharp decline (34%) from 2001 to 2013 and has struggled to recover since that time, with a flat private business registration from 2013 to 2021 (-0.1%).<sup>9</sup> The County’s vision for the target area is to garner the interest of manufactures and industry partners who recognize the value of the redevelopment of brownfield properties and the re-investment of northern Berkeley County. The EPA can also be a part of this value-based community development by using the Assessment Grant funds for revitalization to aid a community in need.

ii. Threats to Sensitive Populations (1) Health or Welfare of Sensitive Populations: **Sensitive populations within the target area include minorities and youth living in poverty.** CT 202.01 and the Town of St. Stephen have a significantly higher non-white minority population (54%/60%) than the national average (28%), with **African Americans making up 53% of the target-area population and 59% of the St. Stephen population, four times the national average (13%).**<sup>6</sup>

<sup>6</sup> 2015–2019 American Community Survey – US Census

<sup>7</sup> Atlanta Business Chronicle, “Georgia-Pacific shuts down several plywood production facilities,” November 15, 2002.

<sup>8</sup> The Times and Democrat, “Roseburg Closing Orangeburg Plant,” June 28, 2011.

<sup>9</sup> US Bureau of Labor Statistics – Databases, Tables & Calculators by Subject, Number of Establishments in Private NAICS 113 Forestry and Logging, 2001–2021.



In addition, the target area has a high population of youth (27%) and impoverished residents, with 50% of families with children under the age of 18 being below the poverty level and 56% of those families being female head of household with children under the age of 18.<sup>10</sup> **St. Stephen has remarkably worse data, with 58% of families with children under the age of 18 being below the poverty level and 86% of those families being female head of household with children under the age of 18, significantly higher than the national averages (18%/36%).**<sup>10</sup>

Crime statistics associated with St. Stephen in 2020 are representative for the population center of CT 202.01. St. Stephen has a violent crime rate of 995/100K people, 63% higher than the national average, and a property crime incidence rate of 3,814/100K people, 81% higher than the national average.<sup>11</sup> Theft incidences occurred at over a 96% higher rate than the national average (3,040/100K people) when compared to the national average of 1,550/100K.<sup>11</sup> Crime in rural and underserved areas is often a result of generational socioeconomics, limited community support services, and diminished job availability. Investment in the target area will allow the development of a community resource center and will support new industrial employers, which will reduce the potential for the target area's youth to be involved in criminal activities and help residences counteract entrenched socioeconomic factors that prevent a community from overcoming historical bias. **The transition of the former St. Stephen High School and the former Lumber Mill into a new community center and industrial employer will reduce these threats by increasing opportunity and services to the minority and underprivileged populations in the target area.**

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: The potential contaminants at the former St. Stephen High School within the target area are asbestos-containing material and lead paint in the structures. Historic operations at the former Lumber Mill require further investigation. Potential contaminants include creosote railroad ties, possible underground storage tanks, and PAHs from the combustion of boiler fuel and wood debris. Exposure to asbestos and lead paint are significantly detrimental to children and young adults, who are particularly drawn to the vacant and unattended former St. Stephen High School site. Historical environmental impacts to the former mill property may be detrimental to the underlying groundwater and contribute to health issues among inhabitants of neighboring residences that adjoin the property.

**CT 202.01 and County area model-based data were obtained from the Center for Disease Control.** The target area has an estimated 62% higher rate of coronary heart disease when compared to Berkeley County as a whole (10% vs. 6%), an estimated 72% higher rate of diabetes (21% vs. 12%), an estimated 74% higher rate of COPD (12% vs. 7%), and a 93% higher rate of stroke (6% vs. 3%) for all adults.<sup>12</sup> According to the EPA EJ Screen Report, CT 202.01 also ranks in the state's **70<sup>th</sup>–80<sup>th</sup> percentile for the National-Scale Air toxics Assessment (NATA) for both Cancer Risk and Respiratory Hazard Index in the US.** Lead and asbestos are a common component of commercial structures constructed prior to 1980. Adults and children exposed to lead or asbestos when trespassing on the sites could develop neurological effects that include behavior issues and intelligence limitation for children and blood pressure, heart disease, kidney disease, and reduced fertility in adults. Berkeley County's rate of diabetes, urogenital, blood, and endocrine disease mortality has increased 26% between 1980 and 2014.<sup>13</sup> Asbestos exposure can also cause several types of incapacitating diseases including asbestosis, lung cancer, and mesothelioma.<sup>14</sup> **Berkeley County ranked as the 14<sup>th</sup> highest county for lung/bronchus cancer**

<sup>10</sup> 2015–2019 American Community Survey – US Census

<sup>11</sup> 2020 St. Stephen, SC, Crime Data - <https://www.areavibes.com/st.+stephen-sc/crime/>

<sup>12</sup> Center for Disease Control, PLACES GIS viewer, <https://experience.arcgis.com/experience/22c7182a162d45788dd52a2362f8ed65>

<sup>13</sup> 2016 Institute for Health Metrics and Evaluation, Berkeley County, South Carolina

<sup>14</sup> Centers for Disease Control and Prevention website – Health Problems Caused by Lead, Asbestos – September, 2020 <https://www.cdc.gov/niosh/topics/default.html>

**mortality based on five years of recent data.**<sup>15</sup> The Brownfields Assessment Grant funding will facilitate the identification and reduction of threats to sensitive populations in the target area.

(3) Promoting Environmental Justice: The target area’s disadvantaged populations have been subject to historical regional and global factors that have diminished the area’s ability to prosper. Historical slave-based economies, eminent domain acquisition of personal property for a federal electric project, and the closure of large timber-based employers due to market fluctuation are all social and environmental justice issues affecting CT 202.01 that have resulted in blighted properties with environmental issues. The EJ Screening Tool indicates that CT 202.01 also experiences a higher value for wastewater discharge indicators. **The wastewater toxicity-weighted concentration value for CT 202.01 is in the 93<sup>rd</sup> percentile in the state of South Carolina and 90<sup>th</sup> percentile in the United States.** Likely contributors to higher than average wastewater discharges include the upstream discharges of industrial and municipal wastewater into target areas adjoining the Lake Moultrie waterbody located west and north of the target area. The coal-fired Cross Generating Station power plant is located on the windward side of the lake and includes coal ash disposal areas and coal piles, and it uses Lake Moultrie and Marion for cooling water. Redevelopment in this community will correct the long-term environmental justice issues impacting the target area. The development of a new community center and a new manufacturer or logistics employer will greatly aid the minority and impoverished populations of the target areas. With new employers and community support buildings, disadvantaged community members will have more opportunity to overcome the historic encumbrances of race-based economics in the region. **Historical environmental justice issues are difficult to counteract, but with funding assistance from an EPA Brownfield Assessment Grant, Berkeley County can pave the way for social change by aiding in the redevelopment of a former high school for community services and stimulating economic sustainability.**

**b. Community Engagement** i. Project Involvement & ii. Project Roles: Below is a list of partners who will assist in the process of site selection, prioritization, cleanup, and future redevelopment of the brownfield sites within the target area for this project.

<b>Name of Org.</b>	<b>Point of contact</b>	<b>Specific involvement in the project or assistance provided</b>
Berkeley County Environmental Authority	Gerald Addison <a href="mailto:gwaddison@tds.net">gwaddison@tds.net</a>	Community-led committee made up of local residents <b>focused on the site selection, coordination and input from local citizens and business owners</b> in the target area.
Berkeley-Charleston-Dorchester Council of Governments (BCDCOG)	Kathryn S. Basha AICP, <a href="mailto:kathrynb@bcdco.com">kathrynb@bcdco.com</a>	The BCDCOG provides local governments with planning and technical support to improve the quality of life in the region. As such, BCDCOG will <b>provide cleanup/future reuse planning and leveraging assistance</b> for program success.
Metro Chamber of Commerce (MCC)	Scott Barhight <a href="mailto:sbarhight@charlestonchamber.org">sbarhight@charlestonchamber.org</a>	The MCC will provide expertise in connecting key business partners with community members to <b>support brownfield redevelopment planning.</b>
Charleston Regional Development Alliance (CRDA)	David T. Ginn <a href="mailto:dginn@crda.org">dginn@crda.org</a>	The CRDA is a consortium of government and private partners committed to strengthening employment and industries in the area. The CRDA will provide guidance on <b>site prioritization</b> and exposure to potential employers.

iii. Incorporating Community Input: The County formed the citizen-led **Berkeley County Environmental Authority (BCEA)** on August 17, 2021, to aid in brownfield community outreach and ensure that community involvement is carried forward in future County planning, including brownfield redevelopment. The County has assigned a brownfield planning role to the BCEA,

<sup>15</sup> SCDHEC, Berkeley County, South Carolina Cancer Profile 2014–2018 SC Central Cancer Registry

which consists of community residents and St. Stephen Town Council members. **These BCEA members consist of citizen leaders interested in elevating underserved community needs and economic revitalizing in the CT 202.01 target area.** The BCEA will organize community meetings that will include target-area residents and local organizations/entities/groups throughout the duration of the grant project. These meetings will take place within the target area at St. Stephen’s public library, Timberland High School, and community churches. Virtual meeting options include registered, web-based video conference meetings published via the County’s economic development website [berkeleymeansbusiness.com](http://berkeleymeansbusiness.com) and the St. Stephen’s Facebook page to limit the impacts of COVID-19. Web-based meetings may include informational graphics, virtual video tours of the target area, or drone aerial tours of the properties. Other in-person options include open-space informational meetings at the priority sites to provide interested parties with a personal visual understanding of the redevelopment needs and opportunities. These meeting and information opportunities will educate target-area residents, project partners, and stakeholders on the brownfield issues throughout the target area.

Input from the target-area residents will be recorded in meeting minutes and will be evaluated during County and project partner meetings for prioritizing the assessments in conjunction with the community redevelopment plans. The BCEA will compile the notes and public comments associated with the public input process into a report to be submitted to the Brownfields Program Director. The BCEA and Brownfields Program Director will use the public input to guide the Brownfields Grant assessment efforts to ensure the program funds are allocated to best serve the target area. Any public input received regarding the Brownfield Program which needs to be addressed will be done so on an individual basis two weeks from receipt. Key meeting inputs and resulting planning approaches will be available via the County website and available for the public using handouts at the meetings.

The County will develop a Community Involvement Plan (CIP) to describe the planned community engagement activities, schedule, and Brownfield-Grant awareness activities and to compile project background information and identify key stakeholders of the brownfield assessment process. As communication with residents and businesses within the target area will be of primary importance, the County will support both online (via [berkeleymeansbusiness.com](http://berkeleymeansbusiness.com) and Facebook) and traditional forms of public postings. By posting fliers on bulletin boards at churches, community centers, parks, grocery stores, libraries, youth centers, and afterschool program locations within the target area, direct communication can be focused toward those who may have the most input. Berkeley County is committed to obtaining community involvement and feedback to ensure the assessment process serves the target-area’s underserved populations. In the event non-English speaking individuals are present at events, a translator will be made available.

**3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS**

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

<b>Task 1: Outreach</b>	
i.	<i>Project Implementation:</i> Berkeley County’s Brownfield 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). County 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 <sup>st</sup> , 3 <sup>rd</sup> , 5 <sup>th</sup> , 7 <sup>th</sup> , 9 <sup>th</sup> , and 11 <sup>th</sup> quarters. Website and outreach materials created in the 1 <sup>st</sup> quarter and posted monthly throughout the grant project.

iii.	<i>Task/Activity Lead:</i> Berkeley County Brownfield Project Director: Kristen Lanier
iv.	<i>Outputs:</i> CIP, Brownfield Website, 6 Community Meetings, Brochures/Handouts, Social Media Posts, Summary of Community Meetings in EPA required Quarterly Reports.
<b>Task 2: Site Inventory</b>	
i.	<i>Project Implementation:</i> Berkeley County’s Project Director will work with the residents living in the target area during community meetings to create a thorough site inventory for assessment. Although nine potential brownfield sites have already been identified within the target area, additional abandoned and underutilized properties identified by the residents of the target area will be researched further by the County’s staff using the property appraiser’s website. Once a list is compiled, the consultant will work with the County’s staff to create an evaluation ranking tool to determine, with the help of residents, the order in which the sites will be addressed.
ii.	<i>Anticipated Project Schedule:</i> Community meeting held in the 1 <sup>st</sup> quarter will continue the preliminary inventory process which began with this application, with the evaluation-ranking process taking place in the 3 <sup>rd</sup> quarter & continuing throughout the grant project.
iii.	<i>Task/Activity Lead:</i> Berkeley County Brownfield Project Director: Kristen Lanier
iv.	<i>Outputs:</i> Evaluation Ranking Tool, Site Inventory List
<b>Task 3: Assessment</b>	
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 <sup>nd</sup> 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 Berkeley County’s Brownfield Project Manager: Bidd Smith.
iv.	<i>Outputs:</i> 15 Phase I ESAs, 1 Generic QAPP, 10 Phase II ESAs including SS-QAPP
<b>Task 4: Remediation/Reuse Planning</b>	
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. Site Reuse Assessment Plans will be created by the planning consultant and will review the potential sites’ characteristics as they relate to the local real estate market conditions, area economy, demographics, and the existing environmental conditions. The planning consultant will prepare a comprehensive Brownfields Revitalization Plan to define the County’s goals and objectives, identify potential and beneficial land-use regulations, document the necessary site improvement needs for each site, and define an implementation strategy and funding sources. The consultant will assist the County 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> Cleanup plans & Charrettes to begin in the 6 <sup>th</sup> quarter and will continue throughout the grant project. Site Reuse Assessment Plans and Brownfield Revitalization Plan to begin in the 3 <sup>rd</sup> quarter.
iii.	<i>Task/Activity Lead:</i> The consultant will implement the technical aspects of the project with oversight from the Berkeley County Brownfield Project Director: Kristen Lanier.
iv.	<i>Outputs:</i> 5 ABCAs, 2 Vision Sessions/Charrettes, 2 Site Reuse Assessments, 1 Brownfield Revitalization Plan
<b>Task 5: Programmatic Support</b>	
i.	<i>Project Implementation:</i> The County will procure an environmental consultant to assist in all aspects of the Brownfield Project. The Berkeley County’s Grant Administrator 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 County 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 County staff travel budget allows for three staff to attend two national/regional/grantee brownfield training conferences/workshops.



ii.	<i>Anticipated Project Schedule:</i> Procurement of consultant completed in 1 <sup>st</sup> quarter. ACRES Reporting begins in the 1 <sup>st</sup> quarter & Quarterly Reporting begins in the 2 <sup>nd</sup> quarter and continues throughout the grant project. Annual Reporting/Forms created in 5 <sup>th</sup> & 9 <sup>th</sup> quarters & final closeout.
iii.	<i>Task/Activity Lead:</i> Berkeley County Grant Administrator: Sandi Riddle
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. Over **63% of the budget will be spent on the Assessment Task.**

**Task 1 Outreach:** Contractual: Community Involvement Plan \$5,000 (40hrs x \$125); Brownfield Website, Outreach Brochure/Handouts, Social Media Posts \$2,000 (16hrs x \$125); 6 Community Education Meetings \$10,500 (\$1,750/meeting). Supplies: Printouts (1,500 handouts at \$1.00 each); Large print presentation boards (4 prints at \$100 each); pens, notepads, collaboration boards, Post-its \$100, for a total of \$2,000. **Task 2 Site Inventory:** Contractual: Site Inventory and Evaluation Ranking Tool \$8,000 (64hrs x \$125). **Task 3 Assessment:** Contractual: 15 Phase I ESAs \$3,500 each for a total of \$52,500; 1 Generic QAPP \$5,000; 10 Phase II ESAs including SS-QAPP at \$25,500 each for a total of \$255,000. **Task 4 Remediation/Reuse Planning:** Contractual: 5 ABCAs \$7,000 for a total of \$35,000; 2 Vision Sessions/Charrettes \$12,500 (\$6,250 meeting); 2 Site Reuse Assessment Plans \$15,000 (120hrs x \$125) for a total of \$30,000; 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: Three staff to attend two conferences \$7,500 (flights at \$750, 3 nights in hotel at \$350, incidentals and per diem at \$150, all x 3 attendees).

Category	Tasks					Totals
	<i>Outreach</i>	<i>Site Inventory</i>	<i>Assessment</i>	<i>Remediation/Reuse Planning</i>	<i>Programmatic Support</i>	
Travel					\$7,500	\$7,500
Supplies	\$2,000					\$2,000
Contractual	\$17,500	\$8,000	\$312,500	\$127,500	\$25,000	\$490,500
<b>Total Budget</b>	<b>\$19,500</b>	<b>\$8,000</b>	<b>\$312,500</b>	<b>\$127,500</b>	<b>\$32,500</b>	<b>\$500,000</b>

**c. Measuring Environmental Results:** To ensure this EPA Brownfield Project is on schedule, the Berkeley County’s Brownfields 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’s 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 County has countermeasures in place to address this problem. Berkeley County 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 County has obtained support through the local community leaders in St. Stephen up through the County Council members and the Economic Development team. The County’s Brownfield Project Team is made up of staff from the Economic Development Department and Grants Administration Department with a combined total of 19 seasoned staff committed to community residents and County prosperity. The Economic Development Project Director, Kristen Lanier, will be responsible for the day-to-day activities, timely and successful expenditure of funds, and completion of the project’s administrative and financial requirements as the **Brownfield Project Director**. She has been part of the Economic Development Department since 2018 and has been instrumental in providing job opportunities and growth in the County. Ms. Lanier will be assisted by Mr. Bidd Smith as the **Brownfield Project Manager**. He has been working for the County for over 22 years and has been in his current position since 2020. He has managed several government functions, services, and operations relating to vegetation management, utility coordination, and safety and risk management within the County. They will be assisted by Ms. Sandi Riddle, the County’s Grant Administrator. Ms. Riddle will be responsible for managing the finances for this EPA Brownfield Assessment Grant project and all grant funding drawdowns through the ASAP system. She has several years of experience managing grant finances and programmatic reporting. A qualified environmental consultant will assist with the technical and reporting portions of the project.

iv. Acquiring Additional Resources: Using local contracting requirements and a procurement process, the County 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 County 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: The County received a \$342,299 federal share and \$114,100 local share grant from FEMA/Hazard Mitigation Grant program in 2018. The County identified Cane Bay High School as a Special Medical Needs (SMN) shelter in need of a backup generator. The school is currently on the Red Cross shelter list as one of two Tier 1 shelters in the County. The maximum capacity including SMN persons that can be sheltered is 1,659. The 750-kW generator would not support the entire building, only the designated shelter area. There are approximately 40,000 people who live within a five-mile radius of the shelter. The project was completed in June of 2021 with all funds spent. It has a planned grant closeout schedule of November 2021.

Berkeley County received an approximately \$3.2 million state grant to complete a 2018 cleanup of the Viva Tire recycling facility in Moncks Corner, South Carolina. The award was part of the SCDHEC state solid waste cleanup fund. Approximately 13,500 tons of speculatively accumulated tires were removed from a repeat tire-recycling-violator property after the state revoked their permit. The project was completed in April 2019 with all funds spent.

(2) Compliance with Grant Requirements: The County does not currently have any open or historical EPA grants. For the County’s previous grants including those mentioned above, all the required reporting documentation and closeout reports were delivered in a timely manner. The County has properly handled compliance with grant work plans, schedules and terms and conditions. The grant deliverables were entered into databases as applicable. The County’s grants have been fully expended within the agreed upon timeframe.





BERKELEY  
= COUNTY =  
SOUTH CAROLINA

## **FY22 Brownfield Assessment Grant Threshold Criteria**

## Threshold Criteria

### 1. Applicant Eligibility

Berkeley County, 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 County formed the citizen-led **Berkeley County Environmental Authority (BCEA)** on August 17, 2021, to aid in brownfield community outreach and ensure that community involvement is carried forward in future County planning, including brownfield redevelopment. The County has assigned a brownfield planning role to the BCEA, which consists of community residents and St. Stephen Town Council members. **These BCEA members consist of citizen leaders interested in elevating underserved community needs and economic revitalizing in the Census Tract 202.01 target area.** The BCEA will organize community meetings that will include target-area residents and local organizations/entities/groups throughout the duration of the grant project. These meetings will take place within the target area at St. Stephen's public library, Timberland High School, and community churches. Virtual meeting options include registered, web-based video conference meetings published via the County's economic development website [berkeleymeansbusiness.com](http://berkeleymeansbusiness.com) and the St. Stephen's Facebook page to limit the impacts of COVID-19. Web-based meetings may include informational graphics, virtual video tours of the target area, or drone aerial tours of the properties. Other in-person options include open-space informational meetings at the priority sites to provide interested parties with a personal visual understanding of the redevelopment needs and opportunities. These meeting and information opportunities will educate target-area residents, project partners, and stakeholders on the brownfield issues throughout the target area.

Input from the target-area residents will be recorded in meeting minutes and will be evaluated during County and project partner meetings for prioritizing the assessments in conjunction with the community redevelopment plans. The BCEA will compile the notes and public comments associated with the public input process into a report to be submitted to the Brownfields Program Director. The BCEA and Brownfields Program Director will use the public input to guide the Brownfields Grant assessment efforts to ensure the program funds are allocated to best serve the target area. Key meeting inputs and resulting planning approaches will be available via the County website and available for the public using handouts at the meetings.

The County will develop a Community Involvement Plan (CIP) to describe the planned community engagement activities, schedule, and Brownfield-Grant awareness activities and to compile project background information and identify key stakeholders of the brownfield assessment process. As communication with residents and businesses within the target area will be of primary importance, the County will support both online (via [berkeleymeansbusiness.com](http://berkeleymeansbusiness.com) and Facebook) and traditional forms of public postings. By posting fliers on bulletin boards at churches, community centers, parks, grocery stores, libraries, youth centers, and afterschool program locations within the target area, direct communication can be focused toward those who may have the most input. Berkeley County is committed to obtaining community involvement and feedback to ensure the assessment process serves the target-area's underserved populations. In the event non-English speaking individuals are present at events, a translator will be made available.

**3. Named Contractors and Subrecipients**

Not Applicable

**4. Expenditure of Existing Grant Funds**

Berkeley County, South Carolina, affirms that the County does not have an active EPA Brownfields Assessment Grant or Multipurpose Grant.