1. **Applicant Identification**
   Town of Summerville  
   200 S. Main St.  
   Summerville, SC 29483

2. **Funding Requested**  
   a. **Assessment Grant Type**: Community-wide

   b. **Federal Funds Requested**  
      i. $500,000  
      ii. Not Applicable

3. **Location**  
   a) Town of Summerville  
   b) Dorchester County  
   c) South Carolina

4. **Target Area and Priority Site/Property Information**  
   Census Tract 45035010700 (CT 107)

   **Former Bulk Petroleum Distributer Site**  
   203 North Gum Street  
   Summerville, South Carolina 29483

   **Former Bulk Petroleum Distributer Site**  
   113 North Gum Street  
   Summerville, South Carolina 29483

5. **Contacts**  
   a. **Project Director**  
      Michael Lisle, Economic Development Manager  
      (843) 851-4231  
      Mlisle@summervillesc.gov  
      200 S. Main St., Summerville, SC 29483
**Town of Summerville**

b. **Chief Executive/Highest Ranking Elected Official**
   Ricky Waring, Mayor  
   (843) 607-0872
   rickywaring@summervillesc.gov
   200 S. Main St., Summerville, SC 29483

6. **Population**

7. **Other Factors**
   None of the Other Factors listed below apply to the proposed brownfield project.

<table>
<thead>
<tr>
<th>Other Factors</th>
<th>Page #</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community population is 10,000 or less.</td>
<td>N/A</td>
</tr>
<tr>
<td>The applicant is, or will assist, a federally recognized Indian tribe or United States territory.</td>
<td>N/A</td>
</tr>
<tr>
<td>The priority site(s) is impacted by mine-scarred land.</td>
<td>N/A</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>N/A</td>
</tr>
<tr>
<td>The priority site(s) is in a federally designated flood plain.</td>
<td>N/A</td>
</tr>
<tr>
<td>The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.</td>
<td>N/A</td>
</tr>
<tr>
<td>The reuse of the priority site(s) will incorporate energy efficiency measures.</td>
<td>N/A</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>N/A</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>N/A</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 Summerville, 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 Summerville’s application for a community-wide Brownfields Assessment Grant. The grant will focus on sites City-wide.

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
Town of Summerville, SC
FY22 Brownfield Assessment Grant
Narrative
1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields
i. Background and Description of Target Area: The Town of Summerville (Town), incorporated in 1847 and known as the “Flower Town in the Pines,” is located approximately 22 miles northwest of the City of Charleston. The Town is located in one of the fastest growing areas of the United States, as South Carolina was ranked the sixth highest state in percentage growth from 2018 to 2019 with a rate of 1.3%. The general area now known as Summerville, located on the Ashley River, was originally colonized by English settlers in the late 1600s and served as an early trading hub for tea, indigo, rice, and timber. These trades were largely dependent on slavery leading up to the Civil War era; historical references to slavery are noted throughout the South and especially near Charleston, which was the port of entry for 40% of the Africans expatriated to North America between 1700 and 1775. Following the American Revolution, the Town’s location continued to be popular and a rail line was constructed around 1830. The South Carolina Canal and Railroad Company purchased 1,800 acres of property to harvest timber for the rail line and subsequently allocated parcels for sale. Rail operations are still evident within the town today, and one primary rail line runs through the target area. From the early 1800s through the Civil War, the Town was supported by the rice, indigo, and cotton agriculture of the surrounding area as well as the harvesting of timber for construction. Following this, the area was popularized as a health and wellness summering destination and known for the medicinal quality of the turpentine derivatives in the air due to the thick pine forests. The Town still has an operating lumber mill; however, the primary industry has shifted to manufacturing and retail services, and the Town’s growth has also shifted to suburban developments outside of the Town’s interior. These fast-growing suburban neighborhoods and their associated commercial retail stores, which are also catering to Charleston-area commuters, attract developers away from the Town’s interior. As the Town’s population progressively shifts to the more suburban development model, many of the former industry and commercial properties within the town have been left in disrepair and unmaintained causing blight and environmental risk. The target area for Summerville’s community-wide assessment is Census Tract (CT) 107, a federally designated Opportunity Zone (OZ), and was selected due to the limited reinvestment in the target area in contrast to the abundant development in the surrounding areas.

ii. Description of the Priority Brownfield Site(s): Limited redevelopment has occurred in the interior of Summerville, especially in CT 107. The Town has identified eighteen properties in the target area as potential locations to focus redevelopment and investment. These potential brownfield sites include petroleum storage and distribution sites, a former debris fill site, gas stations, automotive service facilities or former industrial properties. There are various properties with Underground Storage Tank (UST) and Leaking Underground Storage Tank (LUST) designations along with a history of a brick mine/debris fill, kilns, sawmills, and timber operations.

The first priority site, located at 203 North Gum Street, is 0.7-acres and one of 13 parcels identified as Opportunity Property 8 in the Summerville Opportunity Zone Plan. This vacant site is located in a residential neighborhood and near the historical downtown. The property is registered as an Aboveground Storage Tank (AST) property in the South Carolina Department of Health and Environmental Control (SCDHEC) registry and identified as a former local oil services provider. This site contains multiple structures and visible bulk storage tanks. Historical documents reviewed in association with this property reference its original and later use for oil

storage and distribution. The current site has chain-link fencing that is inadequate for access control as well as overgrowth around the perimeter. Old fuel pumps are located along the fence exterior, presumably for past fueling access, but now they leave an opportunity for spills and tampering. The site currently has limited security, and the property provides an opportunity for youth loitering and vandalism. Potential Contaminants of Concern (PCOCs) for this property are largely associated petroleum products, lead, and solvents in soils and groundwater due to their association with historical refueling and petroleum transfer activities, and asbestos due to building age. This site is considered a priority site given its past and current hazard to residents within the target area. The Town has obtained site access approval from the current property owner.

The second priority site, located at 113 North Gum Street, is 1-acre and one of 10 parcels identified as Opportunity Property 9 in the Summerville Opportunity Zone Plan. This site is located one block from the first priority site and similarly located in the same residential neighborhood and near the historical downtown. The property is also registered as an AST property in the SCDHEC registry and identified as a former local oil services provider. Until 2018 the site contained five bulk storage tanks with a total volume of approximately 50,000 gallons, and two large propane tanks. This location is also well known as a petroleum distribution site with historic topo maps indicating that the entire two block length of Gum Street served as an early fueling depot for rail operations. The current site is fenced with similar old fuel pumps located along the fence exterior for fueling access but is not monitored. The site currently has limited security and is an eye-sore and hazard to the proximate property owners. PCOCs for this property would be petroleum products, lead, and solvents in soils and groundwater due to their association with historical refueling and petroleum transfer activities, and asbestos due to building age. This site is considered a priority site given its past and current hazard to residents within the target area and its proximity to low-income and communities of color. The Town is currently negotiating site access approval from the current property owner.

b. Revitalization of the Target Area

i. Reuse Strategy and Alignment with Revitalization Plans:
The Town’s leadership recognizes the importance of redevelopment in Summerville’s underserved areas and wishes to lead this effort by revitalizing existing brownfields. This is demonstrated by the listing of the priority sites in the targeted Summerville Opportunity Zone Plan. The Plan allows provisions for tax deferrals and investment stimuli as well as provisions to aid the future development of properties previously considered to contain excessive environmental risk. The Town’s goal for completing assessments and redevelopment on the referenced properties includes mixed-use commercial, retail, and residential housing opportunities. Both Priority Sites are prioritized for multifamily townhomes and mixed-use commercial spaces, given their proximity to the downtown area. The proposed reuse of the selected sites is consistent with the Town’s objectives to establish neighborhood anchors that attract continued investment.

Summerville’s Comprehensive Plan lists the key objectives for CT 107 as developing retail sales (excluding automobile and heavy consumer goods), neighborhood services, and residences with bicycle- and pedestrian-oriented access. The 2020 Comprehensive Plan Update lists the Town’s Growth Strategy as to (1) Maximize the amount of development and redevelopment in urbanized portions of Summerville, (2) Prioritize the maintenance and upgrading of existing infrastructure, and (3) Limit the extension of infrastructure. One of the key components of this plan is the “Infill” approach in which “The growth area supports the development of vacant properties and the redevelopment of underutilized properties already served by abundant infrastructure within established areas of the Town.” With the investment of the assessment grant funds, focused
redevelopment efforts on the priority sites within the town’s interior have the opportunity to shift developers’ mindsets spurring development.

ii. Outcomes and Benefits of Reuse Strategy: The priority sites within the target area are located in a federal OZ and their redevelopment will provide both economic and non-economic benefit to the community. Both properties’ redevelopment strategies focus on housing and mixed-use business opportunities. New businesses will provide jobs for local residents and increase the tax base for the Town. Both Priority Sites will be prioritized as multifamily townhomes and mixed-use commercial given their proximity to the downtown area. The redevelopments of the target properties rely heavily on diminishing the environmental issues for future property owners and potential developers. The non-economic benefits of redeveloping the priority sites include the removal of long term, blighted properties near residential areas, thereby increasing the quality of life for all within the target area. This Assessment Grant will directly assist a disadvantaged, low-income target area that has a demonstrated high incidence of poverty and distressed neighborhoods. By focusing on redevelopment in an area of Summerville that has lower housing availability and substandard existing housing, minority and disadvantaged individuals will experience opportunity not previously granted to them. When considering reuse plans, the Town will focus on energy efficient equipment and materials, water efficiency measures, and waste minimization processes for all redevelopment. With the transformation of blighted properties into commercial and multi-family residential opportunities, the Town is providing a future with fewer environmental and socioeconomic hurdles for their residents.

c. Strategy for Leveraging Resources
i. Resources Needed for Site Reuse: The Town as a local unit of government is eligible to apply for county, state, and federal grant funding. The Town will continue to advance their redevelopment goals and will continually pursue, and can use, the following funding opportunities for redevelopment within the target area, specifically for the redevelopment of the two priority sites:

<table>
<thead>
<tr>
<th>Agency</th>
<th>Funding Purpose</th>
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</thead>
<tbody>
<tr>
<td>Federal</td>
<td></td>
</tr>
<tr>
<td>US EPA Brownfield Cleanup Grant (up to $500,000)</td>
<td>Remediation of sites.</td>
</tr>
<tr>
<td>Local</td>
<td></td>
</tr>
<tr>
<td>Catawba Council of Governments – South Carolina’s (SC) Brownfield RLF</td>
<td>Provision of low interest loans for the remediation of Brownfield sites and their redevelopment.</td>
</tr>
<tr>
<td>State</td>
<td></td>
</tr>
<tr>
<td>Municipal Association of South Carolina–Economic Development Grant (up to $25,000)</td>
<td>Economic development planning and infrastructure engineering studies.</td>
</tr>
<tr>
<td>State</td>
<td></td>
</tr>
<tr>
<td>SCDHEC Brownfield Voluntary Cleanup Program</td>
<td>Encourage Non-Responsible Party developers to utilize the state brownfield cleanup program to receive income tax up to 50% of cleanup costs in a given year, $50,000/year max income credit and $100,000 cost carryover for a maximum of 5-years.</td>
</tr>
<tr>
<td>Town</td>
<td></td>
</tr>
<tr>
<td>Tax Increment Finance District for the target area</td>
<td>Spur redevelopment in CT 107 via the utilization of tax funds and redevelopment loans.</td>
</tr>
</tbody>
</table>

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 Town 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: Residents living in the target area, require additional investment in their neighborhoods. The target area has a total population of 6,261, which makes up approximately 12% of the total Town population. CT 107 has an average
per capita income of $30,369 and a total median household income of $40,906, well below the national ($34,103/$62,843) averages.\(^5\) In addition, the percentage of all people at or below poverty level in CT 107 (32%) and households receiving food stamp assistance in CT 107 (22%) is higher than the town (12%/11%), county (12%/11%), state (15%/12%), and national averages (13%/12%), which demonstrates the need to enhance the quality of life for target area residents.\(^5\)

The Town is unable to fund assessment on their own as they have largely focused on its response to the ballooning suburban expansion and has directed its budgeting of tax dollars towards essential activities, such as police, fire protection, water and sewer rather than the environmental assessment, remediation and redevelopment of private properties. The Town is aware that any increase in taxes would impact lower income families. **With the target area’s low-income, high poverty levels, and reliance on government assistance programs, residents cannot afford increases in taxes to fund redevelopment projects.** Summerville and the larger Charleston area have not been spared by the COVID-19 pandemic. The area relies heavily on the manufacturing and tourism industry, which employs a large number of non-degreed laborers, skilled laborers, cooks, servers, housekeeping staff, and laundry services, all of which are typically lower paying positions and jobs often held by minorities and low income family members. The US Bureau of Labor Statistics indicates that the Leisure and Hospitality industry’s June 2020 employment numbers for the Charleston-North Charleston-Summerville area is still 12% below the pre-pandemic employment numbers from June 2019. The manufacturing employment numbers from June 2021 are still only at levels previously experienced in May of 2018.\(^6\) With the updated Comprehensive Plan, the Town is transitioning their focus to revitalization within existing underserved areas, including private properties, as evidence by this second-year Brownfields Assessment Grant application submittal that will help turn blighted properties into public opportunity.

ii. Threats to Sensitive Populations (1) Health or Welfare of Sensitive Populations: Within the target area, the **sensitive populations include minorities and youth living in poverty.** CT 107 has a significantly higher **non-white minority population (40%)** than the town (29%), county (33%), state (33%), and national averages (27%) with **African Americans making up 33%** of the target area population, over twice the national average (13%).\(^5\) In addition, the target area has a high population of youth (26%) and impoverished residents with **41% 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**, higher than the national averages (15%/36%).\(^5\)

CT 107 experienced a homeowner vacancy rate increase from 5% to 7% with an unchanged rental vacancy rate of 0% year-over-year which is much lower than the town (7%), county (7%), state (9%), and national averages (6%).\(^5\) Increasing homeowner vacancy rates with consistently limited rental options indicate a continued lack of housing development and subsequent lack of commercial interest in the Target Area. Available and affordable housing is a key component in the revitalization of an area. Redevelopment of the priority sites, and others like them, will stimulate the neighborhood economics and help with housing interest and development in CT 107.

(**Crime statistics were obtained from the Summerville Police Department for CT 107.**) The target area has a violent crime rate of 431/100K people, 23% higher than the Town as a whole. Summerville has a crime rate 40% higher than the national average for total crime and 49% higher than the national average for property crimes.\(^7\) It also has a higher incidence of rape (64.3/100K

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people) when compared to the national average (42.6/100K).\(^7\) Crime in impoverished areas is often a result of contributing factors such as economics, low educational attainment, and job availability. Increased investment in the target area for neighborhood services and commercial businesses remove the chance for the target area’s youth to be involved in criminal activities and help residences counteract entrenched socioeconomic factors that prevent a community from becoming safer and more vibrant. Identification of contaminants followed by the assessment and redevelopment of vacant and blighted properties into new housing and multi-use properties will reduce health and welfare threats to the target area youth and minority underprivileged populations through increased safety.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: The potential contaminants at both priority sites within the target area are asbestos-containing material and lead paint in the structures, and petroleum products, lead, and solvents in soils and groundwater due to the association with petroleum distribution activities. Historic fueling activities and lax petroleum management activities often times creates environmental issues affecting the families and especially the youth sensitive populations of the target area, who live and play in areas where toxic chemicals have seeped into the ground and have been carried throughout the area by ground water and soil vapor. Exposure to petroleum in the groundwater surrounding the sites could include exposure to chemicals such as hexane, benzene, toluene, xylenes, naphthalene, and fluorene, to name a few, which have links to cancer, birth defects, and asthma issues.

(Census Tract 107 (target area) and City level health data is not available.) Dorchester County is ranked 24 out of 46 counties for lower respiratory related deaths and 26th in the state for chronic asthma diseases and risk factors.\(^8\) Lead and asbestos are a common component of residential and commercial structures constructed prior to 1980, such as those at the priority sites. Adults and children exposed to lead or asbestos when trespassing on the sites could develop respiratory diseases, cancer or neurological effects. The target area’s National-Scale Air Toxics Assessment (NATA) Respiratory Hazard Index is in the 98th percentile in the state of South Carolina and 90th–95th percentile in the United States.\(^9\) Based on the EJ Screening Tool, the target area is in 80th percentile in South Carolina for Diesel Particulate Matter.\(^9\) Likely contributors to poor air quality include local traffic routing, a lack of vehicle emissions requirements, and the various heavy-industry air emissions sources in the vicinity that include localized cement manufacturers, carbon manufacturers, paper mills, and steel mills all with identified Clean Air Act violations or enforcement actions.\(^10\) Asbestos exposure can also cause several types of incapacitating diseases including asbestosis, lung cancer, and mesothelioma.\(^11\) For the target-area, the EJ Screen Tool classifies CT 107 in the 80-90th percentile for Cancer Risk in the US and in the 64th percentile in the state for Lead Paint Indicators.\(^9\) Additionally, from 2016 to 2018, lung cancer was the leading cause of cancer deaths in African American men in South Carolina, causing 51% more deaths than the second leading cause of cancer deaths, prostate cancer (68.4 versus 45.2 per 100,000).\(^12\) The Brownfields Assessment Grant funding will identify contamination and allow for assessment that will remove the threats of pollutants affecting the minority and youth sensitive population of the target area and help build redevelopment opportunity in CT 107.

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\(^1\) 2019 Summerville, SC Crime Data - https://www.areavibes.com/summerville-sc/crime/
\(^2\) 2016–2018 SCDCHEC – South Carolina County Health Profile – Dorchester County
\(^3\) US EPA EJSCREEN: Environmental Justice Screening and Mapping Tool, 2021
\(^4\) EPA ECHO Facility Search – Facilities with Significant Violations - Dorchester, Berkeley and Charleston Counties https://echo.epa.gov/facilities/facility-search/results
\(^5\) Centers for Disease Control and Prevention website – Health Problems Caused by Lead, Asbestos - September, 2020 https://www.cdc.gov/niosh/topics/default.html
(3) Promoting Environmental Justice: The EPA Environmental Justice Screening Report shows that the target area’s large percentage of minority residents (67th percentile in the state) have been disproportionately impacted for decades from past environmental and political policies. The target area’s low income population (80th percentile in the state) have more cultural and economic factors that limit access to commercial and residential investment such as the reduced development near the active lumber mill located on the northwest corner of the target area. These past industrial practices causing blight throughout the target area create negative consequences including decreased taxable revenue, decreased property values, and reduced ability to market properties for redevelopment. Environmental concerns associated with priority sites operations cause disproportionate environmental stressor burden and high cumulative impacts for the disadvantaged communities and their residents.

Historical segregation influences are often difficult to overcome, as seen through the history of the Alston Graded School, one of the first racially segregated schools in Dorchester County. The school was originally located on the south-central section of the target-area near downtown and was in use from 1910 to 1954. A new Alston Graded School was built on the northern limit of target area away from the downtown commerce area and near the lumber mill in 1953, where it served as the primary school for segregated minority students until 1970 when all schools were desegregated in the county, 16 years after the ruling on Brown v. Board of Education. With assessment and remediation assistance from the EPA Brownfield Assessment Grant, Summerville can pave the way for economic prosperity, drastically improving the quality of life for the target-area’s minority and youth sensitive populations by assessing and remediating sites.

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.

<table>
<thead>
<tr>
<th>Name of Org.</th>
<th>Point of Contact</th>
<th>Specific involvement in the project</th>
</tr>
</thead>
<tbody>
<tr>
<td>Summerville/Dorchester County Chamber of Commerce (SDCCC)</td>
<td>Mr. Kevin Szostak <a href="mailto:kszostak@greatersummerville.org">kszostak@greatersummerville.org</a></td>
<td>The SDCCC strives to improve economic growth of Summerville and the surrounding areas. The SDCCC will provide expertise in site identification, site prioritization and marketing available brownfield sites for redevelopment.</td>
</tr>
<tr>
<td>Summerville DREAM (Target Area Community Group)</td>
<td>Steven Doniger <a href="mailto:Steve@summervilledream.org">Steve@summervilledream.org</a></td>
<td>Summerville DREAM (local target area group) promotes downtown area revitalization through advocacy, events, aesthetic enhancement projects and marketing. They will assist with, outreach and communication with the minority population in the target area.</td>
</tr>
<tr>
<td>Berkeley-Charleston-Dorchester Council of Governments (BCDCOG)</td>
<td>Ron Mitchum, <a href="mailto:ronm@bcdcog.com">ronm@bcdcog.com</a></td>
<td>The BCDCOG provides local governments with planning and technical support to improve the quality of life in the region. As such, BCDCOG will provide cleanup/future reuse planning and leveraging assistance for program success.</td>
</tr>
<tr>
<td>Charleston Regional Development Alliance (CRDA)</td>
<td>Brent Jonas <a href="mailto:bjonas@crda.org">bjonas@crda.org</a></td>
<td>The CRDA is a consortium of government and private partners committed to strengthening employment and industries in the area. The CRDA will provide advertising assistance and site redevelopment exposure.</td>
</tr>
</tbody>
</table>

iii. Incorporating Community Input: Summerville is committed to rejuvenating its interior neighborhoods and instilling environmental education within its community. Upon award of this Brownfield Assessment Grant funding, the development of a citizen-led Environmental Awareness Committee (EAC) will be initiated to aid in brownfield community outreach and ensure that community involvement with environmental issues is carried forward in future Town planning, including brownfield redevelopment. The EAC will be comprised of community residents designated from each district by Town Council members and will consist of citizen
leaders interested in elevating minority and disadvantaged community needs and revitalizing the target area (CT 107). The Town will hold community meetings which will include target area residents and local organizations/entities/groups throughout the duration of the grant project.

Due to ongoing COVID variant outbreaks, these meetings may take place virtually, with in-person, open space meetings conducted when conditions allow. Virtual meeting options include registered web-based video conference meetings published via the Town’s website, Facebook, and Twitter. Web based meetings will include informational graphics, virtual video tours of the target area, or drone aerial tours of the properties. Input from the target-area residents will be recorded in meeting minutes and will be evaluated during Town and project partner meetings for prioritizing the assessments in conjunction with the community redevelopment plans. The EAC 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 EAC, Town Council 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. The final sites selected for assessment, and proposed actions by the EAC will be communicated back to the citizens via the subsequent meetings. Reports will be presented to the Council during regular meetings which will be posted on the website for public review.

The Town will develop a Community Involvement Plan (CIP) to describe the planned community engagement activities, schedule, and brownfields grant awareness activities and to compile project background information and identify key stakeholders of the brownfield assessment process. The Town recognizes that while new technology allows a further reach, focused printed publications can reach those directly located within the target area. 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 towards those who may have the most input. Summerville is committed to obtaining community involvement and feedback to ensure the assessment process serves the target area neighborhoods. In the event that 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: The Town of Summerville 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>
</tr>
</thead>
<tbody>
<tr>
<td>i. <strong>Project Implementation:</strong> The Town’s Brownfield Project Director, in coordination with the EAC, will develop a Community Involvement Plan (CIP), outreach materials, brownfield project website, and social media posts with the assistance of the environmental consultant (consultant). Summerville staff will lead the community meetings (virtual/online during COVID and in person if conditions allow) 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.</td>
</tr>
<tr>
<td>ii. <strong>Anticipated Project Schedule:</strong> CIP created within three months of award (upon completion a more concrete schedule will follow). Community Meetings held 1st, 4th &amp; 7th quarter. Website and Outreach Materials created in the 1st quarter and posted monthly throughout the grant project.</td>
</tr>
<tr>
<td>iii. <strong>Task/Activity Lead:</strong> Town: Michael Lisle - Economic Developer/Brownfield Project Director</td>
</tr>
<tr>
<td>iv. <strong>Outputs:</strong> CIP, Brownfield Website, 3 Community Meetings, Brochures/Handouts, Social Media Posts, Community Meeting handouts, sign-in sheets and minutes.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Task 2: Site Inventory</th>
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</thead>
<tbody>
<tr>
<td>i. <strong>Project Implementation:</strong> The Town’s Brownfields Project Manager will work with the residents living in the target area during community meetings to create a thorough site inventory for assessment. Although the Town has identified 18 properties, additional abandoned and underutilized properties identified by the residents of the target area will be researched further by Town staff using the Dorchester County, SC GIS Viewer. Once a list is compiled,</td>
</tr>
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</table>
## 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. 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 & continuing throughout the grant project.

### Task/Activity Lead
Town: Paulette Harbert - Grant Coordinator/Brownfield Project Manager

### Outputs
- Evaluation Ranking Tool, Site Inventory List

## Task 4: Remediation/Reuse Planning

### Project Implementation
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/reuse planning to reduce health/environmental risks. For Reuse Assessment Planning and the Evaluation of Market Viability the planning consultant 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 Town’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 Town in hosting charrettes/visioning sessions (virtual or in person depending on COVID restrictions) for key properties.

### Anticipated Project Schedule
- Cleanup plans & Charrettes to begin in the 6th quarter and EPA approved planning documents to begin in the 3rd quarter and will continue throughout the grant project.

### Task/Activity Lead
Town: Paulette Harbert - Grant Coordinator/Brownfield Project Manager

### Outputs
- 4 ABCAs, 2 Vision Sessions/Charrettes, 1 Evaluation of Market Viability, 2 Reuse Assessment Plans, 1 Brownfield Revitalization Plan

## Task 5: Programmatic Support

### Project Implementation
The Town will procure an environmental consultant to assist with the Brownfield Assessment Grant. The Town’s Brownfields Project Manager will oversee grant implementation and administration to ensure compliance with the EPA Cooperative Agreement Work Plan, schedule and terms and conditions via a qualified Environmental Consultant. The consultant will assist the Town in completing ACRES Database Reporting, Annual Financial Reporting, Quarterly Reporting, MBE/WBE Forms, and all additional Programmatic Support for the three-year term of the grant. The Town staff travel budget allows for two staff to attend two national/regional/grantee brownfield training conferences/workshops.

### Anticipated Project Schedule
- Consultant procured 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 closeout.

### Task/Activity Lead
Town: Paulette Harbert - Grant Coordinator/Brownfield Project Manager

### 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.

### 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. **Summerville commits 62% of the budget to be spent on Assessment**
Activities. 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), 3 Community Education Meetings $7,500 (60hrs x $125) ($2,500/meeting). Supplies: Printouts (1,000 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 $1,500. Task 2 Site Inventory: Potential Brownfield Site Inventory and Evaluation Ranking Tool Creation Contractual: $10,000 (80hrs x $125) Task 3 Assessment: Contractual: 16 Phase I ESAs at $4,000 each for a total of $64,000. 1 Generic QAPP $5,000. 10 Phase II ESAs including SS-QAPP at $24,000 each for a total of $240,000. Task 4 Remediation/Reuse Planning: Contractual: 4 ABCAs $7,500 (60hrs x $125) for a total of $30,000. 1 Evaluation of Market Viability $9,000 (72hrs x $125). 2 Site Reuse Assessment Plans $20,000 (160hrs x $125) for a total of $40,000. 1 Brownfields Revitalization Plan $50,000 (Planner: 120hrs x $150; Market Analysts: 112hrs x $125, Environmental Professional: 120hrs x $150). 2 Vision Sessions/Charrettes $6,000 ($3,000/meeting). Task 5 Programmatic Support: Contractual: ACRES Database Reporting, Annual 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, all times two attendees for two conferences).

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c. Measuring Environmental Results: To ensure this EPA Brownfield Project is on schedule, the Town staff who play an active role in the project including the selected environmental 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, market evaluations, reuse assessments, the redevelopment plan, 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 Town of Summerville has countermeasures in place to address this problem. The Town will make monthly calls to their EPA Project Officer and if needed will create a Corrective Action Plan to help the project 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 Town’s Brownfield Project Team will be made up of staff from the Economic Development Department, Finance Department, and Grants Department. They will be responsible for implementing, administering, and tracking the success of the Brownfields Assessment Grant. The Town’s Grant Coordinator, Ms. Paulette Harbert, will be responsible for
the day-to-day activities, timely and successful expenditure of funds, and completion of administrative requirements as the **Brownfield Project Manager**. Ms. Harbert is versed in state and municipal government coordination with a career as a public servant in multiple states. She has served the Town for the past four years in advancing roles following her 13-prior years in the public sector. She will be supported and assisted by the Town’s Economic Development Manager, Mr. Michael Lisle, who will act as the **Brownfield Project Director**. Mr. Lisle has served for over 20 years in state government and non-profit management roles. He is responsible for a variety of activities including business retention and expansion, management of the Town’s Opportunity Zone program oversight, and commercial and residential annexation and social media representation. Mr. Lisle and Ms. Harbert will be assisted by the Town’s **Assistant Finance Director**, Mr. Daniel Cabral who has nearly a decade of government finance experience serving in multiple municipal capacities. He will serve in the role of Brownfield Finance Manager and will be responsible for managing the finances and all ASAP.gov drawdowns for this EPA Brownfields Assessment Grant Project. A qualified environmental consultant will assist with the technical portions of the Brownfield Assessment grant.

iv. **Acquiring Additional Resources**: Using local contracting requirements and procurement process (Article V, Division 2, Sections 2-320 to 2-327 of the Summerville Code of Ordinances), the Town will procure a qualified environmental consultant to assist with technical and reporting portions of the Brownfield Assessment, in addition to any other contractors needed to complete the project and will ensure compliance with 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 2020, the Town was awarded a total of $283,218 in Community Development Block Grant (CDBG) funds for homeless services and planning for increased pedestrian access via route planning and sidewalk installations in CT 107. The Town also continued its support of the Charleston Trident Urban League for fair housing education and the Home of Hope, and Hope’s House homeless shelter. These 2020–2021 expenditures helped approximately 7,900 individuals in relation to infrastructure, homelessness, and fair housing. Summerville maintained fiscal responsibility during the disbursement of funds in 2020 through 2021 and delivered their projects within the total awarded funds. In 2019, the Town was awarded a total of $248,016 in CDBG funds for infrastructure improvements to repurpose a former national guard armory into a community center, and to construct sidewalks for pedestrian and cycling safety within CT 107. The Town completed stormwater infrastructure upgrades, sidewalk upgrades, supported local homeless shelters, and provided funding to the Charleston Trident Urban League to support fair housing counseling. These 2019–2020 expenditures helped approximately 5,900 individuals in relation to community infrastructure, homelessness, and fair housing. The project closed out with all funds expended in accordance with the project initiation and spending allowances of the CDBG guidelines.14 (2) **Compliance with Grant Requirements**: The Town has successfully managed their CDBG funds over the past ten years with allocations of funds being distributed for numerous activities and primarily those in the CT 107. Funding investment in 2020–2021 was approximately 63% in CT 107; in 2019–2020, the Town invested approximately 76% of the funding award in CT 107. The Town completed, or is on schedule to complete, their required Consolidated Annual Performance and Evaluation Reports (CAPERs) each year within approved submittal timeframes and with the necessary documentation identifying the allocation of funding.

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Town of Summerville, SC
FY22 Brownfield Assessment Grant
Threshold Criteria
Threshold Criteria

1. **Applicant Eligibility**
   The Town of Summerville, 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**
   Summerville is committed to rejuvenating its interior neighborhoods and instilling environmental education within its community. Upon award of this Brownfield Assessment Grant funding, the development of a citizen-led **Environmental Awareness Committee (EAC)** will be initiated to aid in brownfield community outreach and ensure that community involvement with environmental issues is carried forward in future Town planning, including brownfield redevelopment. The EAC will be comprised of community residents designated from each district by Town Council members and will **consist of citizen leaders interested in elevating minority and disadvantaged community needs and revitalizing the target area (Census Tract 107)**. The Town will hold community meetings which will include target area residents and local organizations/entities/groups throughout the duration of the grant project.
   
   Due to ongoing COVID variant outbreaks, these meetings may take place virtually, with in-person, open space meetings conducted when conditions allow. Virtual meeting options include registered web-based video conference meetings published via the Town’s website, Facebook, and Twitter. Web based meetings will include informational graphics, virtual video tours of the target area, or drone aerial tours of the properties. Input from the target-area residents will be recorded in meeting minutes and will be evaluated during Town and project partner meetings for prioritizing the assessments in conjunction with the community redevelopment plans. The EAC 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 EAC, Town Council 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. The final sites selected for assessment, and proposed actions by the EAC will be communicated back to the citizens via the subsequent meetings. Reports will be presented to the Council during regular meetings which will be posted on the website for public review.
   
   The Town will develop a **Community Involvement Plan (CIP)** to describe the planned community engagement activities, schedule, and brownfields grant awareness activities and to compile project background information and identify key stakeholders of the brownfield assessment process. The Town recognizes that while new technology allows a further reach, focused printed publications can reach those directly located within the target area. 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 towards those who may have the most input. Summerville is committed to obtaining community involvement and feedback to ensure the assessment process serves the target area neighborhoods. In the event that 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**

   The Town of Summerville, South Carolina affirms that the Town does not have an active EPA Brownfields Assessment Grant or Multipurpose Grant.