1. Applicant Identification: City of Wilson
   P.O. Box 10
   Wilson, North Carolina 27894-0010

2. Funding Requested:
   a. Assessment Grant Type: Community-wide
   b. Federal Funds Requested:
      i. $500,000
      ii. N/A.

3. Location:
   a. City of Wilson
   b. Wilson County
   c. State of North Carolina

4. Target Area and Priority Site/Property Information:
   Community-wide Assessment Grant
   a. Target Area: East Wilson
   b. Census Tract: 8.01
   c. Target Sites:
      Former Big Dixie Tobacco Warehouse
      Pender St. & US Hwy. 301
      Wilson, NC  27893

      Fikewood Plaza Dry Cleaners
      US Hwy. 301 & MLK Parkway
      Wilson, NC  27893

      Kaiser Agricultural
      Stemmery & Murray Streets
      Wilson, NC  27893

5. Contacts:
   Project Director:     Chief Executive:
   Michelle Brown    Grant Goings
   Senior Planner    City Manager
   City of Wilson    City of Wilson
   P.O. Box 10    P.O. Box 10
   Wilson, NC  27894-0010    Wilson, NC  27894-0010
   252-399-2226    252-399-2220
   msbrown@wilonnc.org    ggoings@wilsonnc.org

6. Population: (data from the 2019 American Community Survey 5-Year Estimate)
   Wilson: 49,230
   Target Area – East Wilson (Census Tract 8.01): 1,740
7. Other Factors Checklist:

<table>
<thead>
<tr>
<th>Other Factors</th>
<th>Page #</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community population is 10,000 or less.</td>
<td></td>
</tr>
<tr>
<td>The applicant is, or will assist, a federally recognized Indian tribe or United States territory.</td>
<td></td>
</tr>
<tr>
<td>The priority brownfield site(s) is impacted by mine-scarred land.</td>
<td></td>
</tr>
<tr>
<td>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></td>
</tr>
<tr>
<td>The priority site(s) is in a federally designated flood plain.</td>
<td></td>
</tr>
<tr>
<td>The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.</td>
<td>3</td>
</tr>
<tr>
<td>The reuse of the priority site(s) will incorporate energy efficiency measures.</td>
<td></td>
</tr>
<tr>
<td>30% or more of the overall project budget will be spent on eligible reuse/area-wide planning activities for priority site(s) within the target area.</td>
<td></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></td>
</tr>
</tbody>
</table>

8. Letter from the State or Tribal Environmental Authority: Attached

9. N/A. This application does not have confidential, privileged, or sensitive information.
Michelle Brown, Brownfield Program Manager  
City of Wilson  
112 Goldsboro St. E  
Wilson, NC 27893  
msbrown@wilsonnc.org  

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

Dear Ms. Brown,  

The North Carolina Department of Environmental Quality (DEQ) Brownfields Program acknowledges and supports the City of Wilson’s application for a U.S. EPA Brownfields Community-Wide Assessment Grant. We are aware that your grant will focus on the 301 Corridor and former agricultural chemical manufacturing sites near residential areas. This grant would be a tremendous economic development achievement for the City.  

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

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

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

Sincerely,  

Bruce Nicholson  
Brownfields Program Manager  

ec: NCDEQ Brownfields Public Outreach Team
1. **PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION**
a. **Target Area and Brownfields**
   i. **Background and Description of Target Area:**
   Located in Eastern North Carolina, Wilson’s history is rooted in the native sandy soils. An excellent region for tobacco farming, the area rapidly became the world’s largest producer of bright leaf tobacco by the early 1900s. Wilson flourished as a hub for the drying and processing of tobacco, as well as packaging and shipping via the railroads. Large industrial districts comprised of tobacco warehouses, commercial buildings, fueling depots and railroad infrastructure populated the central core of Wilson and helped fuel local economies for decades. As the tobacco industry grew, so did the secondary industries required to support the primary economic driver, such as agricultural chemical and pesticide manufacturers and feed and seed shops. As the labor force grew, the businesses needed to support workers and a thriving economy also expanded throughout the City, including car dealerships, automobile service stations, grocery stores, dry cleaners and retail shops. However, as the tobacco industry declined, the once bustling tobacco warehouses became vacant, under-utilized, and run-down. In 1973, Wilson’s stemmery (where tobacco leaves where stripped and processed) closed, followed shortly thereafter by related industries.

   In response to growing concerns about the risks of cancer from smoking, the demand for tobacco further reduced. North Carolina state legislators voted to increase subsidies for the stricken tobacco farmers and keep the economy from failing, but federal quotas continued to be reduced on an annual basis, shrinking farmers' profits. By 1980, North Carolina farmers were producing only 740 million pounds of tobacco, more than 100 million pounds less than what had been produced thirty years earlier during the cigarette heyday of the 1950s. In 1998, the four largest US tobacco companies entered into a master settlement agreement with state Attorneys General, and demand for tobacco dropped precipitously in the following years. As a result, North Carolina farmers produced only 184 million pounds of tobacco in 2020. Farmers in the surrounding rural areas found themselves with empty fields and in financial hardship. With significantly reduced funds to spend in Wilson’s local economy, commercial businesses that once thrived suffered. As a result, vacant properties were boarded up, became blighted, and began to decay. What remains today are images of the past found in crumbling and underutilized structures.

   These impacts on both the industrial and commercial interests left Wilson with a growing number of brownfield sites that are concentrated in and around the City’s southeastern neighborhoods known as East Wilson, which is the Target Area for this project. East Wilson began when the Freeman Place neighborhood was founded in the mid-1900s after World War II came to a close. As Wilson welcomed returning WWII soldiers and their families home with a prospect of a future in agriculture, Oliver Nestus Freeman (an African-American son of a former slave and stone mason) worked to provide economical housing in what came to be called the Freeman Place neighborhood. Freeman Place, and the rest of East Wilson, are adjacent to the former tobacco warehouses and agricultural chemical manufacturing yet separated from downtown by the railroad tracks to the west and bound by the Highway 301 corridor to the south and east. East Wilson is ringed by industrial and commercial brownfield properties.

   ii. **Description of the Priority Brownfield Site:**
   Wilson began taking proactive steps towards revitalization of the targeted community through several planning initiatives, including establishing a brownfields program in 2010, where City residents and officials worked together to create a vision and set priorities for redevelopment. So far, the community has identified over 175 potential brownfield sites in and around the City, including 42 in the target area. A 2016 improvement plan for the Highway 301 Corridor, dubbed the “301 Road to Opportunity,” put a renewed focus on the Target Area. Highway 301 creates the boundary for the East Wilson neighborhoods and contains multiple brownfields sites, including a former dry cleaners, a closed car dealership, and several vacant industrial properties. Among these
brownfields is a former shopping center that once housed a drycleaner and the only grocery store serving East Wilson. The grocery store closed in the 1980s, leaving the neighborhood in a food desert with little access to fresh produce, dairy, and meats. The underutilized center is now a blight on the neighborhood, and community members are concerned about the potential impact of drycleaner solvents on adjacent residential properties. The Highway 301 corridor is also lined by open ditches (potentially carrying contaminated soils in storm water runoff from brownfields, such as the Pender St and Kaiser Agricultural site) with unsafe pedestrian walkways. The area along the Highway 301 corridor is within walking distance of an elementary school, a middle school, a charter school and a community college; and many residents walk past (and sometimes through) these potentially contaminated brownfields to reach the schools. The environmental uncertainties associated with these properties have made it difficult to attract new investment, thus significantly hindering the ability to revitalize this important area of our City. Therefore, the community has identified the following three sites as the top priorities for the additional brownfield funding based on their impact to the target area and their potential for reuse:

<table>
<thead>
<tr>
<th>Property Name</th>
<th>Historical/Current Use</th>
<th>Location</th>
<th>Acres</th>
<th>Potential Contaminants/Receptors</th>
<th>Proposed Reuse</th>
</tr>
</thead>
<tbody>
<tr>
<td>Former Big Dixie Tobacco Warehouse</td>
<td>Tobacco processing and warehousing; commercial; light industrial. Currently vacant with only slabs remaining.</td>
<td>Pender Street and Hwy 301</td>
<td>~ 6</td>
<td>Known adjacent petroleum contaminant plume could reach that site. VOCs, SVOCs, and heavy metals likely; residences across the street.</td>
<td>Mixed use retail and affordable housing complex.</td>
</tr>
<tr>
<td>Fikewood Plaza Dry cleaners</td>
<td>Former shopping center, including a suspected dry cleaner and a closed grocery. Currently highly underutilized and in disrepair.</td>
<td>Hwy. 301 &amp; MLK Parkway</td>
<td>~ 2</td>
<td>Suspected dry cleaning solvents, asbestos, and lead based paint; residences adjacent behind center and across the street.</td>
<td>Commercial (to include a new grocery store) and business incubator space.</td>
</tr>
<tr>
<td>Kaiser Agricultural</td>
<td>Former agricultural chemical manufacturer. Most structures have been removed, leaving overgrown vegetation.</td>
<td>Stemmery &amp; Murray St</td>
<td>~ 6</td>
<td>Suspected herbicides, pesticides, VOCs, SVOCs, and heavy metals; residences and park adjacent, church across the street.</td>
<td>Affordable housing complex.</td>
</tr>
</tbody>
</table>

As the priority sites detailed above are being addressed, the project team will work directly with the community to update the existing site inventory. This will include reviewing the 42 sites in the immediate area, adding new sites, and prioritizing sites for assessment and potential redevelopment.

b. Revitalization of the Target Area

i. Reuse Strategy and Alignment with Revitalization Plans

The City of Wilson is committed to the revitalization of the entire City as directed by those who are impacted the most - its citizens. Through the development of the City’s 2030 Comprehensive Plan, the 20|20 Community Vision, the 301 Road to Opportunity plan, and the ongoing Brownfields Program, City residents, staff, and officials continue to work together in true partnership to establish priorities for redevelopment within the community. The City’s 2030 Comprehensive Plan sets goals related to land use and redevelopment relevant to the identified brownfields sites. It calls for the removal of blight, the development of quality, affordable housing, and the creation of new businesses to provide jobs and access to needed resources for residents. Additionally, all future development requires buffers of open space and improved, safe walkways and bikeways. In 2021, a new city office was created with staff to focus on commercial areas in need of economic revitalization. This includes business recruitment/retention, marketing, and identifying community needs in specific target areas, including the 301 Corridor. Additional brownfields funding will enable the City, through our new redevelopment office, to work with the community to address specific needs. As needs are identified through community involvement efforts (described below), the City can then work with developers to determine concepts that will
best meet those needs. For example, new quality, affordable housing is needed in East Wilson. The former Big Dixie Tobacco Warehouse property is envisioned for reuse as mixed-use retail/commercial and low-to-moderate income, multi-family housing redevelopment. The Kaiser Agricultural Site offers sizeable, vacant acreage, where affordable, energy efficient apartments can be built in close proximity to the downtown area. For the former Fikewood Plaza Dry Cleaners site, the community sees a renewed commercial retail and office space to take advantage of its location on the 301 corridor and its walkability to East Wilson and downtown. For retail, a small grocery is needed to supply the underserved target area and eliminate the current food desert around East Wilson, and office space is needed to cater to new businesses. Wilson’s RIoT Accelerator Program connects start-up entrepreneurs with mentors and an industry consortium to work together through market validation, product development, go to market and growth strategies. Currently, seven startups are going through the program. In order to provide space for these growing companies, a portion of the Fikewood Plaza may be redeveloped into incubator space. Together, the proposed redevelopments will advance the revitalization goals of removing blight, developing quality, affordable housing, eliminating the food desert, and creating new businesses and jobs.

ii. Outcomes and Benefits of Reuse Strategy

The planned reuse of the priority sites has the potential to attract significant investment, create jobs, increase property values, bring new housing options to the community, and spur economic growth in this distressed area of the City. Many of the brownfields sites assessed in previous grants are now entering the redevelopment stages and demonstrating the benefits of reuse. Prior to redevelopment, the former brownfield site, now known as Nash Lofts, had a 2013 tax value of $55,897. Post redevelopment, the 2021 tax value jumped to $723,402. This one property alone increased Wilson’s tax base by more than $667,000. In addition, a developer converted a former tobacco warehouse into mixed use and market residential after a $12 million investment, and the former South St. brownfield site is now a brew pub across the street from our world-famous Whirligig Park. Plus, a developer and the City have a development agreement for the historic Cherry Hotel that is expected to see the space returned to an operational boutique hotel in late 2022. The City will continue to leverage these successes to attract investment from developers for the priority sites in this Target Area. Early estimates from potential developers show an approximately $30 million investment for a mixed-use development at the 301 & Pender site to bring much-needed quality, affordable, and energy-efficient housing and retail to the Target Area. Currently assessed at only $96,000, the site’s assessed value would rise to over $1.2 million based on the Nash Loft’s return. Located on the well-traveled Highway 301 corridor, the site will be an attractive investment once the environmental questions on the property are answered. Similar results can be realized by transforming the Kaiser Agricultural Site into new affordable, energy-efficient housing. The sustainable reuse of the Fikewood Plaza building into new commercial and business incubator spaces will foster job creation and attract a grocery back to the neighborhood. By facilitating these redevelopments, the project will help encourage both residential and economic growth in the Target Area.

c. Strategy for Leveraging Resources

i. Resources Needed for Site Reuse

The City of Wilson is eligible for numerous state and federal grants and loans, and private developers for the proposed redevelopments may also be eligible for various tax credits (historic, new market, housing), rebates, and incentives. However, for many of these sources, the environmental assessment and cleanup planning needs to be completed before those funds can become available. By addressing the environmental issues with funds from this project, the City will be able to pursue other funding sources to facilitate the cleanup and redevelopment of the
target sites. For cleanup activities, the City plans to leverage the program income from the City’s closed EPA Brownfields Cleanup Revolving Loan Fund (RLF), apply for an EPA Brownfields Cleanup Grant, or request funds from the Golden Leaf Foundation (tobacco settlement). For redevelopment, the City will again engage our private developer community, leveraging their success on other brownfield sites (see section 1.b.ii), and encourage the private redevelopment of the priority sites with projects that are beneficial to the Target Area. Since Wilson is located in a Tier 1 County -- the most distressed ranking as determined by the North Carolina Department of Commerce, the City may pursue economic development grants from the state to help facilitate commercial redevelopment at Fikewood or other sites. In addition, Electricities of North Carolina (a member-managed municipal corporation created to support electric utility interests) provides economic development services and will partner with the City to encourage redevelopment of brownfield sites. The City may also utilize some of its CDBG funding to facilitate the planned housing redevelopments.

ii. Use of Existing Infrastructure

Existing water, sewer, fiber, gas, and electricity lines currently servicing the City are of the age, size, and capacity needed to support the anticipated redevelopments. These facilities are believed to be adequate for continued and expanded operations, and additional infrastructure needs are not anticipated. Further, redevelopment within the heart of Wilson will lessen the municipal burden to maintain underused infrastructure as new development moves to the outer, more suburban areas beyond the 301 Corridor. “Recycling” the brownfield sites in the downtown area (including the East Wilson target area) to promote infill and reduce urban sprawl are a few of the specific goals set by the City and community.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need

i. The Community’s Need for Funding

A US Department of Agriculture Report, Trends in U.S. Tobacco Farming, reported the number of North Carolina farms growing tobacco declined by 95% between 1954 and 2002. Wilson is located in the middle of the largest flue-cured tobacco growing region. Since that time, few economic engines have come along to replace this lost income. This is reflected in the disparaging statistics made available from the most recent US Census, American Community Survey (2019 5-year estimate). Wilson as a whole, and East Wilson’s neighborhood in particular, is struggling. In Wilson, 57.8% of the population identify as minority, while our Target Area of East Wilson is 95.5% minority. In this challenged neighborhood, 63.2% of all persons and 91.5% of all families with children live below the poverty threshold compared to 23.5% and 31.6%, respectively, for the City. The median household income in the Target Area is a mere $11,741 compared to $41,606 for the City and $53,855 for the state. Therefore, the community struggles with attracting capital and resources to the Target Area to complete environmental assessments and redevelopment planning. The City continues to be fiscally responsible with the budget and focuses on provided quality core services, but expenses continue to increase. For example, the City’s share of health care related expenses increased 2% and retirement contributions increased 1.2% for the FY21 budget. With less than 50,000 residents and a large share of low-income population, the City does not have the means to fund additional assessments and redevelopment planning without relying on outside assistance.

ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations

East Wilson is typified as a low-income community with a significant population of minority residents (95.5%). The EPA’s Environmental Justice Screening and Mapping Tool (EJSCREEN) shows the demographic index (a combination of percent low-income and percent minority) in the
95-100 percentile. The aging housing stock in this neighborhood exacerbates concerns of lead-based paint exposure with an EJSCREEN Index in the 90-95 percentile for lead paint. The target area also includes slightly elevated percentages of children (28.4% vs 23.5% City and 22.1% State), a population that is particularly sensitive to lead-based paint and other environmental contamination, including the potential heavy metals, VOCs, SVOCs, solvents, herbicides, and pesticides suspected at the priority sites. Residents of the Target Area can be exposed to these dangerous constituents through a variety of ways. For example, VOCs could be migrating through groundwater and impacting homes through vapor intrusion. Soils contaminated with heavy metals may be transported to neighboring properties through stormwater runoff. Children crossing, exploring, or playing on vacant brownfield properties may be exposed to lingering contaminants in debris, building materials, and site soils. The brownfield properties tend to be either un-fenced or exist in such a state of blight that efforts to keep trespassers (and criminal activity) out are ineffective. Residents in East Wilson are often seen walking through these sites to reach public transportation along Highway 301. Assessments under this project will allow the City to identify the actual risks on the sites and take actions to mitigate any potential threats. Redevelopment of the sites will prevent further exposure to site contaminants through source removals, capping, and vapor mitigation systems. The redevelopment of Kaiser Agricultural and the Pender St sites will provide affordable, safer housing options (free of lead-based paint) for residents of the Target Area.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions

According to most recent data available from the NC Central Cancer Registry, five-year (2015-2019) incidents of lung cancer in the County (city level data unavailable) are higher than state averages (66.4 per 100,000 residents vs. 62.8). Asthma is also more prevalent here with the rates significantly higher at the county level (113) than the state (90.9).\(^1\) Since the EJSCREEN mapper shows the areas around the priority sites to have a higher PM 2.5 index and a higher cancer risk (both measures in the 90-95 percentile around Fikewood Plaza and 80-90 percentile around the Pender St and Kaiser Agricultural sites, while most of the County is below the 60 percentile), we extrapolate the Target Area likely has higher incidences of lung cancer and asthma than the County as a whole. In addition, the North Carolina County Trends Report also tracks state and county-wide trends in key health indicators. Data from the most recent (February 2019) report indicate that Wilson County has elevated levels compared to the State for multiple parameters, including Age-adjusted Cardiovascular Disease Death Rate per 100,000 Residents (232.1 County vs. 217.9 State), Age-adjusted Heart Disease Death Rate per 100,000 Residents (170.9 County vs. 159.8 State), and Age-Adjusted Stroke Death Rates per 100,000 Residents (94.4 County vs. 43.2 State). Exposure to many of the suspected contaminants, including heavy metals and dry-cleaning solvents, are linked to higher risks of cancer and cardiovascular disease and strokes, while potential airborne contaminants such as contaminated dust from soils or deteriorating building materials (asbestos) can exacerbate lung disease and asthma conditions. The assessments will help the City identify and determine the best way to mitigate potential exposure risks to any harmful contaminants, and the eventual redevelopment of the sites will reduce exposures and improve the health of the Target Area.

(3) Promoting Environmental Justice

The lower income, minority East Wilson Target Area bears the higher burden of environmental justice concerns. When Oliver Nestus Freeman founded the neighborhood, he had little choice in the largely segregated city but to locate it across the railroad tracks from downtown and next to the tobacco stemmy and other industrial operations. The neighborhood now abuts the brownfield sites, and residents regularly walk past and through the sites, risking potential exposure to

---
\(^1\) Rate of hospital discharges per 100,000 with the primary diagnosis of asthma in 2014 (latest dataset available).
contaminants. Those with the financial means have fled the inner core of the City for more affluent suburbs, leaving the urban industrial-based city center to deteriorate over time. Residents in these areas have had to face a disproportionate amount of vacant, blighted properties that are both environmental and emotional hazards. In the East Wilson target area, 91.5% of families with children under the age of 5 and more than 63% of all individuals have incomes below the poverty threshold. In the 2019-2020 school year (most recent data available from the North Carolina Department of Public Instruction), 82% of children from East Wilson attending the Vick Elementary School are considered economically disadvantaged as compared to 43.4 in North Carolina as a whole. The median home value here ($73,200) is nearly half that of the median for the rest of the City ($139,000). The closures and subsequent deterioration of the surrounding industrial and commercial properties that became the priority brownfield sites likely contributed to these declining home values. The closure of Fikewood Plaza in the 1980s contributed to the overall decline of East Wilson. The physical status of the Plaza with deteriorating and outdated buildings causes significant blight. More significantly, the closure of the Fikewood grocery store left this predominantly minority neighborhood without walkable access to affordable fresh foods. In addition, North Carolina has experienced a 47.3% decline in tobacco-related jobs of the past two decades, while a decline of 8.82% of tobacco employers occurred during the same time period. Many residents of East Wilson depended on the tobacco industry for jobs or the jobs created to serve the tobacco workforce and industry. The tobacco industry is a sector of the local economy which will not return, and no new industry with meaningful employment has yet to take its place.2 As the tobacco jobs disappeared and the local business closed, these residents have become unemployed and isolated in pockets of severe poverty. The unemployment rate in East Wilson is 25.9% compared to 8.7% for the City. The high percentage of minority residents in East Wilson are disproportionately burdened by the impact of lost industry, abandoned/blighted property, and brownfield sites. Site assessments and cleanup planning under this project will help facilitate the cleanup and redevelopment of these sites, eliminating environmental exposures and creating new jobs and attracting new investment to the Target Area, reversing the environmental justice issues that have long plagued East Wilson.

b. Community Engagement

i. Project Involvement and ii. Partner Roles

Wilson has many active community organizations to guide the City’s brownfields project. The following project partners will actively support and participate in the project.

<table>
<thead>
<tr>
<th>Community Project Partners</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>i. Partner Name</strong></td>
</tr>
<tr>
<td>Wilson Chapel Free Will Baptist Church</td>
</tr>
<tr>
<td>Wilson Community Improvement Assoc. (WCIA)</td>
</tr>
<tr>
<td>Wilson Housing Authority</td>
</tr>
<tr>
<td>Wilson Economic Development</td>
</tr>
</tbody>
</table>

2 www.ncglobaleconomy.com/tobacco/workers.shtml
### iii. Incorporating Community Input

The City of Wilson has an established community engagement program that has contributed to the success of our brownfield program. Public dialogue has not been a regulatory box in need of checking; rather it has been an ongoing conversation between residents and city staff working to achieve a common goal. The City’s active brownfield project team has worked to engage the community and enhance public participation since the program’s inception. We will continue to work with our established Advisory Board, consisting of residents, neighborhood leaders, and property and business owners, to identify and prioritize sites, review the progress of local redevelopment, identify concerns, and foster ideas and incentives for further revitalization. We will also continue to partner with our community outreach team who led multiple community visioning sessions during development of our 301 Road to Opportunity revitalization strategy. We will continue to build upon these successful community engagement efforts and work closely with the community and potential developers to ensure the sustainable redevelopment of the Target Area’s brownfield sites.

Communicating updates on the progress of the project is essential to the success of maintaining the project’s community-driven focus. The City will continue to disseminate information and gather input from the neighborhood groups, residents, businesses, and property owners in the Target Area. Through our past efforts, we have found that working with our Advisory Board is the most appropriate and effective way to communicate with stakeholders, as they are active and committed members of their communities. Advisory Board members have supported our brownfields program by including brownfield updates in their group-specific regular meetings, helping with the site inventory and prioritization process, leading/assisting community involvement activities for redevelopment concepts, and participating in the creation of the 301 Road to Opportunity plan. Due to COVID-19, the Advisory Board will initially plan for meetings to take place in-person with proper Centers for the Disease Control (CDC) recommendations for social distancing and masking requirements in place. However, virtual options will be offered for those not comfortable meeting in-person; and, should CDC recommendations change, the Advisory Board will pivot to all virtual meetings. We will continue to offer public meetings and will plan to meet with community groups, civic clubs, and neighborhood associations (both virtually and in-person with appropriate COVID-19 mitigation measures in place) as projects are in progress. We will also continue to distribute information through e-mail lists, by developing newspaper articles that describe the project and associated activities, by utilizing the City’s TV channel to broadly offer project updates and education, by distributing a project brochure to the community at large, and by regularly posting information on our social media platforms.

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

#### a. Description of Tasks and Activities

The City of Wilson is prepared to implement the following planned tasks:

<table>
<thead>
<tr>
<th>Name</th>
<th>Contact Information</th>
<th>Services Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wilson Community College</td>
<td>Dr. Tim Wright, President <a href="mailto:rw5124@wilsoncc.edu">rw5124@wilsoncc.edu</a> 252-246-1202</td>
<td>Incentives during the recruitment of new business to the City.</td>
</tr>
<tr>
<td>Seeds of Hope, Wilson</td>
<td>Jim Howard, Executive Director <a href="mailto:seedsofhopewilson@gmail.com">seedsofhopewilson@gmail.com</a> 252-469-3823</td>
<td>Capacity and experience to develop training programs, encourage and promote sustainable and green infrastructure, and provide meeting space. Seeds of Hope has been working with Vick Elementary School in the target neighborhood for a number of years promoting a more inclusive community. They cultivate a community garden with help from students, advocate for a Hispanic ministry, and operate Seeds of Hope House with a couple of classrooms and a kitchen serving various community groups. This organization can teach community gardening and lend community meeting space to projects and visioning around green and sustainable development.</td>
</tr>
</tbody>
</table>
### Task 1: Project Management & Reporting

i. The City’s Project Manager will oversee the grant administration and compliance with EPA cooperative agreement terms and conditions. She will ensure tasks are completed efficiently and will be responsible for the procurement and oversight of the Qualified Environmental Professional (QEP) contractor to complete the project tasks. She will hold monthly project team meetings to review the project status and take corrective actions to stay on schedule and make appropriate progress. With contractor assistance, the City will complete EPA quarterly reports, FFR and DBE forms, and ACRES database entry/updates. City staff will also attend national and regional training workshops relevant to brownfields. The City will contribute in-kind staff labor for project management, oversight of consultants, and reporting. A Final Performance Report will document all grant accomplishments.

ii. Anticipated Project Schedule: QEP hired by Jun 2022; PM activities Oct 2022 – Sep 2025

iii. Task/Activity Lead: City Project Manager

iv. Outputs: 36 monthly meetings; 12 quarterly reports; 3 FFR and DBE reports; 1 Final Report

### Task 2: Community Outreach

i. The City’s Project Manager will lead the community outreach efforts with contractor support, including development of a community involvement plan (CIP), preparation of outreach materials, and convening the Advisory Board. The Advisory Board will assist with site identification and prioritization for assessment beyond the priority sites already identified, and the Advisory Board will support reuse planning efforts. The project team will also meet with community groups, property owners, and developers.

ii. Anticipated Project Schedule: Oct 2022 – Sep 2025; CIP in 1st quarter; quarterly Advisory Board meetings; outreach material and meetings in 2nd – 10th quarter; additional site inventoring and prioritization 3rd – 8th quarter

iii. Task/Activity Lead: Consultant with oversight from the Project Manager

iv. Outputs: 1 CIP; 12 Advisory Board meetings; 4 sets of outreach material; 6 meetings

### Task 3: Site Assessments

i. QEP will submit a Generic Quality Assurance Project Plan (QAPP) for EPA approval; complete site eligibility forms for EPA approval; request petroleum determinations from NCDEQ; perform Phase I ESAs in accordance with ASTM Standard E1527-13 and the EPA All Appropriate Inquiry Final Rule; conduct Phase II ESAs in accordance with ASTM E1903-19 upon approval of Site-specific QAPPs (SSQAPPs); draft Health & Safety Plans (HASP) for field work; and complete Asbestos (ACM) and Lead-based Paint (LBP) surveys and other assessments depending on the need at each priority site. **Health monitoring will not be included.**

ii. Anticipated Project Schedule: Oct 2022 – Mar 2025; Generic QAPP 1st quarter; Phase I ESAs and ACM & LBP surveys 2nd - 9th quarter; Phase II ESAs 3rd - 10th quarter

iii. Task/Activity Lead: QEP with oversight from the Project Manager

iv. Outputs: 1 Generic QAPP; 12 Phase I ESAs; 6 ACM/LBP Surveys; 8 SSQAPPs; 8 HASPs; and 8 Phase II Reports

### Task 4: Cleanup & Redevelopment Planning

i. QEP will develop Analysis of Brownfields Cleanup Alternatives (ABCA) reports for sites with contamination. The ABCA will identify potentially applicable remediation alternatives for the site by comparing potential land uses with the environmental impacts associated with properties and steps required to redevelop the property. The level of remedial action can then determine how to best meet community needs. The QEP will also develop abatement designs for ACM. Additionally, the consultant will create individual redevelopment plans and concepts for the sites.

ii. Anticipated Project Schedule: Oct 2023 – Jun 2025; ABCAs 5th – 11th quarter

iii. Task/Activity Lead: Consultant with oversight from the Project Manager

iv. Outputs: 8 ABCAs; 6 ACM Abatement Plans; 8 Redevelopment Plans;
b. Cost Estimates and Outputs

The following cost estimates and anticipated outputs are based on our previous brownfield grant experience and in consultation with our existing QEP.

Task 1 – Project Management & Reporting:

| In-kind Labor | Average of 6 hours of staff/week (6x52x3x$35/hr) = $32,760 |
| Travel Costs | 2 staff attend 2 regional workshops (2x2x$750/person), 2 staff attend national conference (2x$1,500/person) = $6,000 |
| Contractual Costs | 36 project team meetings (36x$325); 12 Quarterly Reports (12x$250); 1 final summary report ($3,300); quarterly ACRES updates (12x$250) = $21,000 |

Task 2 – Community Outreach:

| Supplies | Presentation materials, printing costs (12x$250) = $3,000 |
| Contractual Costs | Community Involvement Plan ($3,000); Quarterly Advisory Board meetings (12x$750); 4 sets of outreach materials (4x$750); 6 meetings (6x$500) = $18,000 |

Task 3 – Site Assessments:

| Contractual Costs | 1 Generic QAPP (1x$3,000); 12 Phase I ESAs (12x$3,500); 6 ACM/LBP Surveys (6x$3,000); 8 SSQAPPs, HASPs, & Phase II ESAs (8x$38,750) = $362,000 |

Task 4 – Cleanup & Redevelopment Planning:

| Contractual Costs | 8 ABCAs (8x$4,000); 8 Redevelopment Plans (8x$5,000); 6 ACM Abatement Plans (6x$3,000) = $90,000 |

| Budget Categories | Tasks |
|---|---|---|---|---|
| | Project Management | Community Outreach | Site Assessments | Cleanup & Redevelopment Planning |
| Travel | $6,000 | | | 6,000 |
| Supplies | | $3,000 | | $3,000 |
| Contractual | $21,000 | $18,000 | $362,000 | $90,000 | $491,000 |
| Total | $27,000 | $21,000 | $362,000 | $90,000 | $500,000 |

c. Measuring Environmental Results

The Project Team will create a master schedule detailing tasks, budgets, timing, and outputs for all project activities. The City will hold monthly conference calls with the Project Team (the EPA Project Officer and NCDEQ Project Manager will be invited to join) to review the master schedule and track progress. The City Project Manager will take corrective actions, if needed, to ensure the project remains on budget and schedule. Potential corrective actions could include bringing in additional resources such as hiring additional contractors to ensure the project schedule is kept. The Advisory Board will meet quarterly, where the master schedule will also be reviewed, discussed, and revised as needed. The City will submit quarterly reports and will enter information in ACRES database at least quarterly. At a minimum, specific outputs to be tracked include those listed in section 3.a.iv; and, the specific outcomes to be tracked include community participation, acres assessed, acres ready for reuse, redevelopment dollars leveraged, and jobs created.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability

i. Organizational Capacity, ii. Organizational Structure, and iii. Key Staff: Wilson has the requisite capacity to administer the EPA grant funds based on previous experience in federal and state grant management. Ms. Michelle Brown, Senior Planner, will again serve as the Project Manager for this grant. Ms. Brown has successfully managed the City’s previous brownfield projects. Mr. John Morck, Planning & Community Development Manager, has also been very active in brownfields and assists the program on a regular basis. He has supported Ms. Brown for
more than six years with project management and oversight. Both have multiple years of experience managing federal and state funds. Ms. Kim Anderson provides administrative support, and Ms. Lanette Pridgen in the finance department assists with budget and drawdowns.

While the City has a very successful track record of managing four EPA Brownfield Assessment grants and a Brownfield Cleanup RLF over the last 11 years, we are implementing corrective actions to avoid issues we experienced at the end of our last grant. First, we will meet monthly with the project team (including EPA and NCDEQ) to review project status, budget, and schedule. This will ensure our EPA Project Manager is fully informed and involved, and the City is meeting their expectations and the terms and conditions of the grant. Secondly, the City’s Project Manager will review the ACRES entries at each monthly meeting to ensure timely reporting of site-specific data and closely monitor the QEP. If needed, the City will take further corrective actions to ensure project activities are completed on time, within budget, and in compliance.

iv. Acquiring Additional Resources: To assist with technical aspects of the project, the City will again procure a QEP experienced in brownfields assessment and redevelopment in accordance with 2 CFR Part 200 and 1500. The City’s Purchasing Division of the Finance Department procures services efficiently, effectively, and at the best value for the City in a timely manner. The QEP will be competitively selected by June 2022 to start project activities upon award. The City’s Project Manager will closely supervise the QEP to ensure all requirements are met within the three-year duration of the project.

b. Past Performance and Accomplishments

i. The City of Wilson has received an EPA Brownfields Grant

The City was awarded a brownfield assessment grant in October 2017, and the grant closed on September 30, 2020, with all grant funds expended. The City completed seven Phase I ESAs, five Phase II ESAs, four ABCAs, one Ground-Penetrating-Radar (GPR) Survey, and five ACM and LBP surveys. All required reporting has been submitted per the terms and conditions of the Cooperative Agreement, and ACRES accurately reflects the outputs and outcomes of the grant.

The City was awarded an RLF in 2014 with supplemental funding in 2019 as the lead applicant for the Eastern North Carolina Brownfield Coalition. Three hazardous and two petroleum cleanups have been completed (four in the City of Wilson, one in the City of Greenville). All required reporting was submitted per the terms and conditions of the Cooperative Agreement. The City will leverage the program income (currently $705,000) from the RLF to fund cleanup and abatement activities to facilitate redevelopment.

The City was awarded a Community-wide Petroleum Assessment grant in 2013 that closed on September 30, 2016. Phase II ESAs were completed on 4 sites, and redevelopment planning was completed on a site now owned by Wilson Chapel Baptist Church. With input from the church community and surrounding neighborhood, a park plan was created by the team to turn the vacant lot into a neighborhood park. All required reporting was submitted per the terms and conditions of the Cooperative Agreement, and ACRES accurately reflects the outputs and outcomes of the grant.
City of Wilson, North Carolina

1. **Applicant Eligibility**
   Wilson, North Carolina is a general-purpose unit of local government as defined under 2 CFR 200.1.

2. **Community Involvement**
   The City of Wilson has an established community engagement program that has contributed positively to our brownfield program. Public dialogue has not been a regulatory box in need of checking; rather it has been an ongoing conversation between residents and city staff working to achieve a common goal. The City’s active brownfield project team has worked to engage the community and enhance public participation since inception of the brownfields program. For the targeted areas, the project team is working closely with key community groups. We will continue to work with our established Advisory Board, consisting of residents, neighborhood leaders, and property and business owners review the progress of local redevelopment, identify concerns, and foster ideas and incentives for further revitalization. We will also continue to partner with our community outreach team who very recently (summer 2019) led multiple community visioning sessions during development of our Highway 301 Corridor Revitalization Strategy (301 Road to Opportunity). We will continue with and build upon these successful community engagement efforts by enlisting the thoughts and advice of the community in the site prioritization process and then conducting workshops and/or visioning sessions to fully engage the community in the cleanup and redevelopment planning process. Our project team and partners are committed to continuing to work closely with the community and potential developers to ensure the sustainable redevelopment of our brownfield sites.

3. **Named Contractors and Subrecipients**
   N/A. Wilson did not name a contractor or subrecipient in the narrative portion of this grant application.

4. **Expenditure of Existing Grant Funds**
   N/A. Wilson does not have an open EPA Brownfields Assessment Grant or Multipurpose Grant.