1. Applicant Identification: Greenville County Redevelopment Authority (GCRA)  
   301 University Ridge  
   Suite 2500  
   Greenville, South Carolina 29601-3670

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

3. Location:  
   a. Travelers Rest, Fountain Inn, & Unincorporated Greenville County  
   b. Greenville County  
   c. State of South Carolina

4. Target Area and Priority Site/Property Information:  
   Community-wide Assessment Grant  
   a. Travelers Rest  
      Renfrew Bleachery  
      200 Mill Street  
      Travelers Rest, SC 29690  
   b. Fountain Inn  
      Fountain Inn Cotton Mill  
      Diamond Tip Blvd. & Jaine Street  
      Fountain Inn, SC 29644  
      Wilson’s Sporting Goods  
      206 Georgia Street  
      Fountain Inn, SC 29644  
   c. Antioch Church Road Corridor (unincorporated area in Greenville County)  
      Varinit Corporation  
      1511 Antioch Church Road  
      Greenville, SC 29605  
      Sunland Logistics Solutions  
      1515 Antioch Church Road  
      Greenville, SC 29605

5. Contacts:  
   Project Director: Imma Nwobodu  
   Program Director: GCRA  
   301 University Ridge  
   Suite 2500  
   Greenville, SC 29601-3670  
   804-242-9801 x 115  
   inwobodu@gcra-sc.org

   Chief Executive/Highest Ranking Official: John Castile  
   Executive Director: GCRA  
   301 University Ridge  
   Suite 2500  
   Greenville, SC 29601-3670  
   864-242-9801 x 114  
   jcastile@gcra-sc.org
6. Population: (data from the 2019 American Community Survey 5-Year Estimate)
   County of Greenville: 507,300
   Travelers Rest: 5,152
   Fountain Inn: 13,801
   Census Tract 33.04: 7,189

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</td>
<td></td>
</tr>
<tr>
<td>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</td>
<td>1, 2</td>
</tr>
<tr>
<td>priority site(s) is contiguous or partially contiguous to the body of water,</td>
<td></td>
</tr>
<tr>
<td>or would be contiguous or partially contiguous with a body of water but</td>
<td></td>
</tr>
<tr>
<td>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 floodplain.</td>
<td>1</td>
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<tr>
<td>The reuse of the priority site(s) will facilitate renewable energy from</td>
<td>3</td>
</tr>
<tr>
<td>wind, solar, or geothermal energy.</td>
<td></td>
</tr>
<tr>
<td>The reuse of the priority site(s) will incorporate energy efficiency</td>
<td></td>
</tr>
<tr>
<td>measures.</td>
<td></td>
</tr>
<tr>
<td>30% or more of the overall project budget will be spent on eligible reuse</td>
<td></td>
</tr>
<tr>
<td>planning activities for priority brownfield 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</td>
<td></td>
</tr>
<tr>
<td>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.
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  
Greenville County Redevelopment Authority, South Carolina

Dear Mr. Gross:

The South Carolina Department of Health and Environmental Control, the State’s environmental authority, acknowledges and fully supports the Greenville County Redevelopment Authority’s (GCRA) application for a Brownfields Community-wide Assessment Grant. The Grant funds will focus on the areas of Fountain Inn, Travelers Rest, and an unincorporated area of Greenville.

The Department appreciates your consideration of the application and hopes for a favorable outcome. Your positive response will assist the GCRA 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
1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1.a. Target Area and Brownfields

1.a.i. Background and Description of Target Area

Greenville County encompasses 795 square miles and is located in the northwest portion of South Carolina, called the “Upstate.” Greenville’s industrial legacy began by 1816 with the construction of a saw mill, flour mill, and corn mill on the Reedy River. Highways and railroads were constructed next allowing Greenville’s industries to thrive. After the Civil War, Greenville became a textile mill center with a population of 53,487 in 1900. Building on the state’s position as a major cotton grower, the textile industry grew to dominate South Carolina manufacturing. It employed the majority of all manufacturing workers, and the mill companies set the rhythm of life for thousands of workers in the Upstate. Greenville became known as the Textile Center of the South by 1914 and the Textile Center of the World by the 1920s. The textile industry thrived in Greenville County for decades, surviving two world wars, the Great Depression, and significant labor strikes. At one time, 18 textile mills were operating within three miles of downtown Greenville; however, foreign competition and the changing global economy began to take its toll in the 1970s. By the late 1990s almost all of the County’s historic mills had closed, and only one of those 18 are still operating today. While some portions of the County, particularly the City of Greenville and its surrounding urban area, have experienced economic and population growth in recent years due to the expansion of high-tech industries, the former mill villages and areas of industrial manufacturing found elsewhere in the County struggle with vacant and blighted sites from their industrial past.

The Greenville County Redevelopment Authority (GCRA), founded in 1974 as a unit of Greenville County, is focused on improving and revitalizing communities across the county through the creation of affordable housing, economic development, and improvements to recreational spaces. Working with our stakeholder and communities, we identified three high-priority target areas, where we can make an immediate impact with this project. The target areas are impacted by former textile manufacturing and are located in the City of Travelers Rest, the City of Fountain Inn, and an unincorporated area of Greenville County along Antioch Church Road.

1.a.ii. Description of the Priority Brownfield Site(s)

GCRA identified over 35 brownfield sites in the Target Areas. The following sites are high priorities based on their impact (environmental, blight, crime) on the community and potential for redevelopment. We will first focus on sites within the Target Areas, but we will consider other sites within Greenville County as priorities arise and funding allows.

Travelers Rest, located to the northwest of the City of Greenville limits, incorporated in 1891. Once a predominantly farming community, it rapidly grew in 1929, when Brandon Mills began production at Renfrew Bleachery. Originally designed to produce (weave) fine damask fabric, the mill turned to bleaching, dyeing, and finishing operations, when it was unable to sell its expensive product during the Great Depression. The mill closed in 1988, and the large property was divided into several parcels. A church occupies one of the former buildings on one parcel, while an auto repair shop occupies another. The buildings on the large 15.88-acre parcel between Mill St and New Circle Road were demolished in the early 1990s, and the property now sits vacant and mostly wooded. A creek that contributes to the headwaters of the Reedy River borders the southern property boundary, and a portion of the property lies in a federally-designated flood plain. Mill village homes are located in close proximity, adjacent to the site. Decades of heavy industrial textile use present concerns related to heavy metals, polychlorinated biphenyls (PCBs), Polycyclic Aromatic Hydrocarbons (PAHs), degreasing solvents, and other typical mill site contaminants.

Fountain Inn, located to the southeast of the City of Greenville limits, was founded in 1832. Predominantly a commercial hub for surrounding textile mills and farmers, Fountain Inn’s fortunes also rose and fell with the textile industry. In addition to supplying commercial support for farmers,
Fountain Inn was also home to the **Fountain Inn (Woodside) Cotton Mill** which opened in 1898. At its height, the mill housed 17,000 spindles and manufactured cotton cloth and yarns. By 1913, the mill had become the biggest mill under one roof in the nation. The mill closed due to foreign competition in the 1980s and was razed in 2001. The 11.9-acre vacant property is located directly across the street from the Woodside Mill Village neighborhood, is unsecured, and a stream crosses the southern portion. Environmental concerns associated with this property include petroleum products, PAHs, solvents, heavy metals, pesticides, and PCBs. Another priority site in Fountain Inn is the former **Wilson’s Sporting Goods Factory**, which sits on 32.9 acres and includes a building with over 140,000-square feet of space. Originally opened in 1978, the site manufactured a variety of sporting goods items under the Wilson’s name until it closed in 2001, taking with it 300 jobs. The site is located adjacent to residential homes on two sides, an active railway on the third side, and a former knitting and dyeing textile plant on the fourth side with known contamination. Environmental concerns include asbestos, lead-based paint, solvents, PAHs, heavy metals, and PCBs.

The Antioch Church Road Corridor (**Antioch Corridor**) is located south of the City of Greenville’s limits. Adjacent to nearby Interstate-185, the area is predominantly manufacturing and warehousing in support of the textile and other industries. Target sites include the former **Varinit Corporation** (manufactured specialty knit fabrics) and the former **Sunland Logistics Solutions** (warehoused and distributed various textile products). The Varinit Corporation site includes an 18,000-square foot building on 4.5 acres, while the Sunland Logistics site has two warehouse buildings, totaling over 220,000-square feet, on 12 acres with an onsite railroad siding with an adjacent loading dock for one building. Similar to the previous priority sites, environmental concerns include PAHs, heavy metals, lead-based paint, solvents, and petroleum products. A housing development is located within 0.5 miles of this industrial area, and plans are in place to construct additional affordable housing nearby.

In addition to the priority sites listed, Greenville County is also filled with hundreds of leaking UST sites, former automobile service stations, dry-cleaners, and other manufacturing/industrial properties that will be addressed as funding allows.

### 1.b. Revitalization of the Target Area

#### 1.b.i. Reuse Strategy and Alignment with Revitalization Plans

While the City of Greenville and its adjacent urban areas are experiencing growth, the smaller mill village communities and industrial areas located in the more rural areas are struggling. However, with careful planning, these “bypassed” areas can leverage the growth of the City to facilitate the reuse of brownfield sites. Both our 2020 Comprehensive Plan and our 2020-2024 Consolidated Plan specifically include objectives to promote infill development, adaptively reuse older structures, and redevelop urban sites and brownfields. In addition, Upstate Forever, a non-profit organization that works to balance growth with the protection of natural resources, drafted a regional strategic plan called **Plan 2025**, which includes specific goals for brownfields redevelopment, smart growth, and preservation of greenspace.

Infill development/redevelopment and adaptive reuse of brownfield sites ranked as a high priority during a series of nine community workshops held during development of our 2020 Comprehensive Plan, which included an all-day open house held in February 2019. 584 people attended one of these meetings either in person or provided comments online, and the community clearly expressed their support for the reuse of brownfields sites. New affordable housing, commercial properties, mixed-use, light manufacturing, and warehousing sites will be needed to address the needs of current and future residents in the disadvantaged communities surrounding the Target Area sites. Specific reuse plans for our priority sites are outlined below:

**Renfrew Mill, Travelers Rest** – The former Renfrew Mill is adjacent to residential homes and churches. Thus, the property is best suited for infill residential reuse, and recently a developer has
taken interest in the site for construction of a new housing development. Redevelopment of the Renfrew Mill into an affordable housing development will meet the needs defined by the City’s 2018 Master Plan, which noted that very few of the existing neighborhoods offer a mixture of housing types and price points. In late 2020, the Travelers Rest Planning Commission granted permission for a developer to move ahead with plans for the first phase of a more than 300-home subdivision; however, in order to proceed, the site must first be assessed to answer lingering environmental questions.

_Fountain Inn Cotton Mill, Fountain Inn_ – In the heart of Fountain Inn, the Cotton Mill was identified by the community as an ideal location for a mixed-use redevelopment. In spring 2021, the City solicited and received proposals from developers, ranging in size and cost, yet all with a diverse mix of residential properties, including energy-efficient, affordable and market rate units, single family homes, recreational greenspace, and commercial/retail space. The South Carolina Department of Transportation is currently funding a half-mile trail, the Woodside Park Connector, which will cross the southern property boundary and connect the site to Fairview Street Park to the east and Woodside Park and athletic fields to the west. The City’s 2017 Master Plan outlined the goal to reduce housing costs by encouraging higher density and subsidizing development. The planned reuse of the Fountain Inn Cotton Mill will meet this goal, but the property must first be assessed.

_Wilson’s Sporting Goods Factory, Fountain Inn_ - The Wilson’s site is located just outside the City’s downtown district and within walking distance to the shopping and dining amenities of downtown. Thus, the community envisions a mixed-use redevelopment for the site that will incorporate energy-efficient, affordable housing with commercial/retail space.

_Antioch Corridor, Greenville County_ - This industrial corridor was once an area of bustling activity. Converting some of these vacant and underutilized properties into new commercial and light-industrial sites will provide new locations for suppliers, manufacturers, and warehouses that can provide living wage jobs to the residents of the surrounding disadvantaged community. In accordance with the 2020 _Comprehensive Plan_ and the community’s needs, specific reuse strategies include encouraging the reuse of the VarinCorporation building for light industrial or manufacturing and the Sunland Logistics Solutions warehouse for distribution or warehousing. Economic development in this region will improve with light manufacturing and/or warehousing operations in support of growing high-tech industries in the City of Greenville. With easy access to I-85, properties in this corridor can be sustainably reused with minimal up-fitting required, depending on the future use once the environmental concerns are resolved.

1.b.ii. Outcomes and Benefits of Reuse Strategy

As we successfully demonstrated with our previous brownfields project, redevelopment of abandoned and underutilized properties can produce significant benefits for the targeted community. As we encourage the infill development across our target areas, we anticipate achieving similar outcomes. For example, the American Spinning Mill site assessed during GCRA’s first assessment grant is now being developed by Contour Development, into 260 multi-family units totaling 350,000 square feet (sf) and 28,000 sf of commercial space with an investment of $49.8 million and 20 to 30 new jobs. A similar development at the Renfrew Bleachery or Fountain Inn Cotton Mill priority sites could produce a total of 500 apartments and 60,000 square feet of commercial space with a total investment of $30-$36 million, 16-24 new jobs (plus numerous construction jobs). As another example, Greenco Beverage Company, a local beverage distributing company, purchased the half-acre property at 912 Poinsett Hwy, which was assessed under the previous grant, as well as nearly 11 acres behind the site. With a $12 million investment, it opened its administrative office and a 120,000-square foot distribution center in 2017. Russell Farr, President, fills jobs at the center with hires from the surrounding “Brutontown” community and reports a 50% drop in crime in the area since opening. A similar redevelopment at the former VarinCorporation (Antioch Corridor) priority site could realize a $9 million investment and
produce 100 new jobs. Based on the Con Pearl redevelopment, a $14.25 million investment that created 51 jobs, at 6400 Augusta Road in 2012, the redevelopment of the former Sunland Logistics (Antioch Corridor) priority site may produce a $6.4 million investment and create 25 jobs. With similar success as the previous grant, this project will allow GCRA to facilitate the redevelopment of the priority sites, provide new affordable housing options, deliver vital employment opportunities for residents, and providing new recreational opportunities for the disadvantaged communities in the target areas. Funding from this grant will assist us in attracting new private-sector investment and spur economic growth.

1. **Strategy for Leveraging Resources**

   1.c.i. **Resources Needed for Site Reuse**

   GCRA is adept at leveraging community resources and funding programs. For example, our $3.8M Poinsett Corridor Streetscape Improvement Project combined funds from a FHWA TAP grant ($795,000), ARC Area Development Grant ($500,000), C-Funds ($250,000) and County funding ($2.3M). For this brownfields project, GCRA intends to leverage funding from the Community Development Block Grant (CDBG), the HOME Investment Partnership Fund, and the Greenville County Affordable Housing Fund (local funding from Greenville County administered by GCRA in support of housing development or related activities towards the development of affordable housing for target income up to 120% of the Area Median Income). For site cleanup activities, GCRA may apply for an EPA Brownfields Cleanup grant. For private developers, South Carolina also offers Voluntary Cleanup Activities Tax Credits for cleanup costs up to $50,000 per year to entities signing Voluntary Cleanup Contracts (VCC). Also, developers may receive a tax credit for each new full-time job created, exemption from ad valorem taxes, and other benefits pending their meeting of certain requirements. All removal and remedial actions on VCC sites – public and private – are eligible for funding from the SC Department of Health and Environmental Control (DHEC) Brownfields Cleanup Revolving Loan Fund (SC BCRLF). Private developers can also leverage the SC Abandoned Buildings Revitalization Act’s $250,000 tax credit for buildings abandoned for 5 years or more in unincorporated areas of a county to encourage infrastructure reuse. GCRA will pursue these and all other funding sources needed to facilitate the cleanup and redevelopment of the priority sites.

   1.c.ii. **Use of Existing Infrastructure**

   Our priority sites are located in areas that are primed for both residential and economic development. They contain existing electric, gas, fiber, water, and sewer utilities and infrastructure with sufficient capacities to support their reuse. Our priority sites located in the Antioch Corridor also have structures suitable for reuse which may be repurposed depending on the selected redevelopment plan. No additional infrastructure is anticipated to be needed.

2. **COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

2.a. **Community Need**

2.a.i. **The Community’s Need for Funding**

<table>
<thead>
<tr>
<th>Demographic Indicators – presented as Percentile Rank</th>
<th>Travelers Rest</th>
<th>Fountain Inn</th>
<th>Antioch Corridor</th>
<th>Greenville County</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Population*</td>
<td>5,152</td>
<td>13,801</td>
<td>7,198</td>
<td>523,542</td>
</tr>
<tr>
<td>Low Income</td>
<td>51st</td>
<td>65th</td>
<td>78th</td>
<td>54th</td>
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<tr>
<td>People of Color</td>
<td>28th</td>
<td>55th</td>
<td>77th</td>
<td>50th</td>
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<tr>
<td>Less than High School Education</td>
<td>65th</td>
<td>64th</td>
<td>72th</td>
<td>61st</td>
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<tr>
<td>Linguistically Isolated</td>
<td>45th</td>
<td>75th</td>
<td>66th</td>
<td>64th</td>
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<tr>
<td>Less than age 5</td>
<td>32nd</td>
<td>89th</td>
<td>13th</td>
<td>56th</td>
</tr>
<tr>
<td>Greater than age 64</td>
<td>85th</td>
<td>85th</td>
<td>79th</td>
<td>56th</td>
</tr>
</tbody>
</table>

EPA EJSCREEN Tool accessed October 2021
* 2019 American Community Survey data

While overall Greenville County presents a picture of economic health and prosperity, the Census-blocks associated with our target areas are a different story. Here, communities are lower...
income and less educated than their county counterparts. Data demonstrating these economic disparities from the EPA’s EJSCREEN mapping tool are presented in the above table.

In addition, according to the 2019 American Community Survey (ACS), 20% of families with children live below the poverty threshold in Travelers Rest, 14% in Fountain Inn, and 16% in the Antioch Corridor compared to 11% in Greenville County, and the per capita income for residents in our target areas lag behind county and state levels (Travelers Rest - $24,165, Fountain Inn - $28,226, and Antioch Corridor - $25,373, compared to $32,679 for Greenville County and $29,426 for South Carolina). A higher percentile of residents are identified as linguistically isolated in the Fountain Inn and Antioch Corridor Target Areas. With the existing small tax base (low populations + low income residents + vacant buildings and properties), residents of our target areas are less able to mobilize resources than more affluent sections of our county, which limits their ability to address the environmental impacts of local brownfield sites. Thus, they rely on assistance from the GCRA for help with addressing brownfields. GCRA does not have taxing authority but must rely on allocations from the County or other sources of funding. Therefore, EPA Brownfields funding is needed to complete the necessary assessments and cleanup planning to facilitate the revitalization of the priority sites.

2.a.ii. Threats to Sensitive Populations

2.a.ii.(1). Health or Welfare of Sensitive Populations

In addition to higher levels of poverty, the Fountain Inn and Antioch Corridor Target Areas also have a higher percentiles of minority and linguistically isolated residents; while all three Target Areas have significantly higher percentiles of elderly residents as indicated in the Sec.2.a.i table. The aging population in the target areas are particularly susceptible to the environmental constituents that may be present on the brownfield sites, as are the increased population of children found in Fountain Inn. As the next table shows, all three of the target areas, and consequently the sensitive populations, have higher incidences of cancer than the county; and the Target Areas have higher rates of asthma compared to the rest of the County. In addition, the welfare of the target areas have been negatively impacted through higher unemployment (mill and warehouse closures) and the blight of vacant (Renfrew Bleachery and Fountain Inn Cotton Mill) and abandoned or underutilized buildings (Wilson’s Sporting Goods, Varinit Corporation, and Sunland Logistics).

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

According to a Community Cancer Assessment conducted by DHEC for ZIP Code 29605, which encompasses the Antioch Corridor, ZIP Code 29644 for Fountain Inn, and ZIP Code 29690 for Travelers Rest, the number of new cancer cases diagnosed between 2014 and 2018 were higher per 10,000 residents than Greenville County’s rate for several cancers:

<table>
<thead>
<tr>
<th></th>
<th>Travelers Rest</th>
<th>Fountain Inn</th>
<th>Antioch Corridor</th>
<th>Greenville County</th>
</tr>
</thead>
<tbody>
<tr>
<td>All Cancer</td>
<td>304.1</td>
<td>261.9</td>
<td>265.0</td>
<td>269.9</td>
</tr>
<tr>
<td>Lung &amp; Bronchus</td>
<td>44.6</td>
<td>45.6</td>
<td>36.6</td>
<td>33.5</td>
</tr>
<tr>
<td>Leukemia</td>
<td>10.7</td>
<td>6.4</td>
<td>6.5</td>
<td>7.2</td>
</tr>
<tr>
<td>Colon &amp; Rectum</td>
<td>21.0</td>
<td>16.4</td>
<td>21.0</td>
<td>18.8</td>
</tr>
<tr>
<td>Kidney &amp; Renal Pelvis</td>
<td>14.6</td>
<td>11.8</td>
<td>10.0</td>
<td>10.3</td>
</tr>
<tr>
<td>Non-Hodgkin Lymphoma</td>
<td>14.6</td>
<td>9.1</td>
<td>10.8</td>
<td>11.1</td>
</tr>
<tr>
<td>Prostate</td>
<td>38.2</td>
<td>31.4</td>
<td>40.1</td>
<td>33.4</td>
</tr>
</tbody>
</table>

In addition, there were more asthma-related emergency room visits in this area (22 for every 10,000 residents) than the county (19 for every 10,000 residents) in 2019. These negative health outcomes may be related to exposure to hazardous contaminants known or suspected at the priority sites, many of which are adjacent to residential areas.

Exposure to airborne particles, such as wind-blown contaminated soils which potentially exist

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2 Data provided by South Carolina Department of Health and Environmental Control.
at the razed Renfrew Mill and Fountain Inn Cotton Mills, and asbestos which is suspected at the Wilson’s Sporting Goods, Varinit Manufacturing, and Sunland Logistics sites can increase the risk of lung cancer and exacerbate asthma conditions. Thus, the all three Target Areas have higher rates of Lung Cancers, which have been linked to PAHs. Plus, one or more of the Target Areas have increased incidences of Leukemia, linked to benzene found in petroleum; Colon Cancers, linked to pesticides; Kidney Cancers, also linked to PAHs; Non-Hodgkin Lymphoma linked to benzene and solvents; and Prostate Cancer linked to polychlorinated biphenyls (PCBs) and arsenic. The higher sensitive populations of children (particularly in Fountain Inn) and the elderly in our target areas are especially susceptible to the risks from potential exposure to these contaminants. This project will help identify whether contamination exists at the priority sites, the potential exposure pathways, and the remediation options. We can then facilitate the cleanup and redevelopment of the sites to reduce the risk to and improve the health of our sensitive populations and all the residents of the target areas.

2.a.ii.(3). Promoting Environmental Justice

Data from the EJSCREEN mapper (see following table), indicate residents in census blockgroups surrounding our target properties are disproportionately impacted by environmental indicators. All three of our target areas are in a higher percentile of proximity to hazardous waste facilities and Superfund sites. Two Target Areas also have higher percentiles for risk to cancer and respiratory hazards. Those living adjacent to the Antioch Corridor are in the 95th percentile for risk to cancer and in the 80th percentile of the respiratory hazard index. Similar health concerns are noted in Fountain Inn, where the cancer risk is the 82nd percentile, the 71st percentile of the respiratory hazard index, and the 61st percentile for Lead Paint. In Travelers Rest, the cancer risk is still in the 53rd percentile, the 42nd percentile of the respiratory hazard index, and the Lead Paint Indicator is in the 63rd percentile. The same block groups also have a higher percentile of multiple demographic indicators (Sec.2.a.i table) including low-income populations, those with less than a high school education, elderly, children, and those considered linguistically isolated.

<table>
<thead>
<tr>
<th>Environmental Indicators (Percentile Rank)</th>
<th>Travelers Rest</th>
<th>Fountain Inn</th>
<th>Antioch Corridor</th>
<th>Greenville County</th>
</tr>
</thead>
<tbody>
<tr>
<td>NATA Cancer Risk</td>
<td>53rd</td>
<td>82nd</td>
<td>95th</td>
<td>80-90th</td>
</tr>
<tr>
<td>NATA Respiratory Hazard Index</td>
<td>42nd</td>
<td>71st</td>
<td>80th</td>
<td>70-80th</td>
</tr>
<tr>
<td>Lead Paint Indicator</td>
<td>63rd</td>
<td>61st</td>
<td>32nd</td>
<td>46th</td>
</tr>
<tr>
<td>Hazardous Waste Proximity</td>
<td>61st</td>
<td>83rd</td>
<td>91st</td>
<td>56th</td>
</tr>
<tr>
<td>NPL Proximity</td>
<td>66th</td>
<td>99th</td>
<td>62nd</td>
<td>86th</td>
</tr>
</tbody>
</table>

EPA EJSCREEN Tool accessed October 2021

As outlined above, the target communities of Travelers Rest, Fountain Inn, and the Antioch Corridor have been negatively impacted by the industries that once defined them. Found in the smaller towns and unincorporated areas of Greenville County, these former textile mills and economic drivers are removed from the County’s growing high-tech economic markets. Declining residential areas with small populations, low incomes, and low educational attainment have made it difficult to reverse these negative trends, and the target communities continue to be hampered by abandoned facilities and lack of investment. These residents have been left out of the economic growth and development that characterizes much of the rest of Greenville County and the surrounding Upstate region. It is critical that as growth begins to expand into these areas, the disadvantaged residents of our Target Area communities have access to affordable housing options and the job opportunities created by redevelopment of these properties. This project will help address these environmental justice concerns by mitigating potential health risks and encouraging the productive reuse of properties, which will in turn improve overall economic health with new jobs (sites in the Antioch Corridor), providing affordable housing options (Renfrew Mill, Fountain Inn Cotton Mill, and Wilson’s Sporting Goods sites), and providing access to recreational greenspace (Fountain Inn Cotton Mill). More importantly, this grant will ensure that residents are
active participants in the decision-making process for assessment and cleanup activities and redevelopment prioritization.

2.b. Community Engagement

2.b.i. & 2.b.ii. Project Involvement & Roles

<table>
<thead>
<tr>
<th>Organization</th>
<th>Contact</th>
<th>Project Role</th>
</tr>
</thead>
<tbody>
<tr>
<td>Center for Community Services</td>
<td>Andrew Ross, Director 864-967-2022 <a href="mailto:andrew@centercs.com">andrew@centercs.com</a></td>
<td>Provides access to human services, such as emergency assistance, education, and health services in the County; will assist with outreach, and site identification and prioritization.</td>
</tr>
<tr>
<td>Fountain Inn Chamber of Commerce</td>
<td>Marnie Schwartz-Hanley, President/CEO 864-862-2586 <a href="mailto:MESHanley@fountainnchamber.org">MESHanley@fountainnchamber.org</a></td>
<td>Business org working to foster economic development and community renewal in Fountain Inn; will assist with outreach to community and property owners, site identification, and reuse planning.</td>
</tr>
<tr>
<td>Greater Travelers Rest Chamber of Commerce</td>
<td>Sandra Stroud 864-414-1461 <a href="mailto:sandrastroud@upstatescillator.com">sandrastroud@upstatescillator.com</a></td>
<td>Business org working to foster economic development and community renewal in Travelers Rest; will assist with outreach to community and property owners, and reuse planning.</td>
</tr>
<tr>
<td>Greenlink Transit</td>
<td>Nicole McAden <a href="mailto:nmcaden@greenvillesc.gov">nmcaden@greenvillesc.gov</a>, 864-298-2756</td>
<td>County’s public transportation agency; will assist with outreach, and participate in reuse planning with a focus on connecting developments with public transportation.</td>
</tr>
<tr>
<td>Greenville Health System- Prisma</td>
<td>Spence M. Taylor MD <a href="mailto:staylor@ghs.org">staylor@ghs.org</a> (864) 455-7000</td>
<td>Local health services provider; will support project and answer questions about possible health effects of hazardous substances on sites.</td>
</tr>
<tr>
<td>United Way of Greenville</td>
<td>Channing Banks <a href="mailto:cbanks@unitedwaygc.org">cbanks@unitedwaygc.org</a> 864-331-2991</td>
<td>Non-profit working to improve lives, strengthen the community and advance equity for the benefit of all in Greenville County; will support outreach, distribute information, join in reuse planning.</td>
</tr>
<tr>
<td>Upstate Circle of Friends</td>
<td>George Singleton <a href="mailto:george@ufcgreenville.org">george@ufcgreenville.org</a> 864-277-5788</td>
<td>Non-profit working to expand opportunities, enhance the quality of life, and the progression of at-risk children and their families through various educational recreational, and social program in the County; will host public meetings, disseminate info and solicit feedback or site activities and reuse planning.</td>
</tr>
<tr>
<td>Valley Brook Church</td>
<td>Curtis Johnson (864) 243-9305</td>
<td>Located in the Antioch Corridor target area; will host public meetings, disseminate information and solicit feedback.</td>
</tr>
<tr>
<td>Vision 25</td>
<td>George Singleton <a href="mailto:george@ufcgreenville.org">george@ufcgreenville.org</a> ; 864-277-5788</td>
<td>A grassroots community organization with a vision for the transformation of District 25 (Antioch Corridor); will support community outreach, site identification and prioritization, and reuse planning.</td>
</tr>
<tr>
<td>Wingate Neighborhood Association</td>
<td>Alice Burton (864)787-9216</td>
<td>Neighborhood association in Antioch Corridor Target Area; will assist with outreach, site prioritization, and reuse planning.</td>
</tr>
</tbody>
</table>

2.b.iii. Incorporating Community Input

GCRA will leverage our success in engaging the community on our previous brownfield projects by continuing the role of a Brownfield Task Force (BFTF) with local representatives from the target communities (including those in the above table). BFTF members will meet quarterly in open community meetings to review the project status, provide feedback to administrators, and vote on key decisions such as site selection and prioritization. In between meetings, BFTF members communicate via e-mail or phone to ensure that project activities are able to move forward without interruption. GCRA and the BFTF will solicit, conscientiously consider, and provide timely responses to all community input received through the following outreach and communication methods. Due to COVID-19, the BFTF will meet virtually until safe to resume face-to-face meetings, which may still include virtual options. Once public safety measure thresholds are met, we will offer appropriately socially-distanced public meetings with community groups, civic clubs, and neighborhood associations as projects are in progress.

Outreach to the community will be coordinated through BFTF members, all of whom are committed to educating their constituencies on brownfields risks and project activities and outcomes. In addition, we will maintain our Brownfields website, which provides a background on the project, key accomplishments, and contact information, and printed materials (brochures, flyers, fact sheets, etc.). GCRA will also hold a number of community meetings (both virtually and in-person, when able) supported by BFTF team members at key points along the project.
timeline to disseminate information, answer questions, solicit inputs, and engage residents. This will include a review of our inventory of brownfields sites to discuss redevelopment priorities and gather feedback on targeted sites. A second type of planning event will be held to gather input on site reuse concepts where we will share market data, environmental considerations, and other factors to discuss potential opportunities for each property – parking, entry/exit points, commercial/residential/industry reuse options, related job creation, greenspace/parks, multimodal transportation access, landscaping concepts, and signage and frontage designs.

GCRA will also disseminate information and engage the community on the county’s social media platforms (Facebook and Twitter) and local media. Due to the high Hispanic populations residing in the Antioch Corridor Target Area, project-related materials will also be prepared in Spanish and a translator made available at public meetings, as needed. Additionally, the project website will be designed for easy translation to Spanish. Assistance will also be made available to those persons with physical disabilities, such as holding meetings at locations that are handicap accessible. We will also work closely with our community-based partners and stakeholders to ensure that communication messages reach all constituent groups in the Target Areas.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3.a. Description of Tasks/Activities and Outputs
3.a.i. Project Implementation, ii. Anticipated Schedule, iii. Task/Activity Lead, & iv. Outputs

GCRA will implement the following planned tasks:

<table>
<thead>
<tr>
<th>Task 1: Project Management &amp; Reporting</th>
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<tbody>
<tr>
<td>i. GCRA’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 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, GCRA will complete EPA quarterly reports, FFR and DBE forms, and ACRES database entry/updates. GCRA staff will also attend national and regional training workshops relevant to brownfields. GCRA will contribute in-kind staff labor for project management, oversight of consultants, and reporting. A Final Performance Report will document all grant accomplishments.</td>
</tr>
<tr>
<td>ii. Anticipated Project Schedule: QEP hired by June 2022; PM activities Oct 2022 – Sep 2025</td>
</tr>
<tr>
<td>iii. Task/Activity Lead: GCRA Project Manager</td>
</tr>
<tr>
<td>iv. Outputs: 36 monthly meetings; 12 quarterly reports; 3 FFR and DBE reports; 1 Final Report</td>
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</tbody>
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<thead>
<tr>
<th>Task 2: Community Outreach</th>
</tr>
</thead>
<tbody>
<tr>
<td>i. The GCRA 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 BFTF. The BFTF will serve as the primary conduit for outreach, assist with site identification and prioritization for assessment beyond the priority sites already identified, and support reuse planning efforts. The project team will also meet with community groups, property owners, and developers throughout the project.</td>
</tr>
<tr>
<td>ii. Anticipated Project Schedule: Oct 2022 – Sep 2025; CIP in 1st quarter; quarterly BFTF meetings; outreach material and meetings in 2nd – 10th quarter; additional site inventorying and prioritization 3rd – 8th quarter</td>
</tr>
<tr>
<td>iii. Task/Activity Lead: Project Manager with support from QEP and BFTF</td>
</tr>
<tr>
<td>iv. Outputs: 1 CIP; 12 BFTF meetings; 4 sets of outreach material; 6 community meetings</td>
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</tbody>
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<table>
<thead>
<tr>
<th>Task 3: Site Assessments</th>
</tr>
</thead>
<tbody>
<tr>
<td>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 DHEC; 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 &amp; Safety Plans (HASP) for field work; and</td>
</tr>
</tbody>
</table>

PAGE 8
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 - 6th 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 reuse plans and visioning concepts for the sites.

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

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

iv. Outputs: 8 ABCAs; 6 ACM Abatement Plans; 8 Redevelopment Plans;

### 3.b. Cost Estimates and Outputs

The following cost estimates and anticipated outputs are based on our previous brownfield grant experience.

**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 BFTF meetings (12x$750); 4 sets of outreach materials (4x$500); 6 meetings (6x$500) = $17,000

**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~$37,500) = $363,000

**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

<table>
<thead>
<tr>
<th>Budget Categories</th>
<th>Project Management</th>
<th>Community Outreach</th>
<th>Site Assessments</th>
<th>Cleanup &amp; Redevelopment Planning</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Travel</td>
<td>$6,000</td>
<td></td>
<td></td>
<td></td>
<td>6,000</td>
</tr>
<tr>
<td>Supplies</td>
<td></td>
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<td></td>
<td></td>
<td>3,000</td>
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<tr>
<td>Contractual</td>
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<td>$17,000</td>
<td>$363,000</td>
<td>$90,000</td>
<td>$491,000</td>
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<tr>
<td>Total</td>
<td>$27,000</td>
<td>$20,000</td>
<td>$363,000</td>
<td>$90,000</td>
<td>$500,000</td>
</tr>
</tbody>
</table>

### 3.c. Measuring Environmental Results

The project team (GCRA personnel, QEP, DHEC and EPA project managers) will meet monthly by conference call to review project activities, accomplishments, schedule, and budget to ensure project goals are being met and take corrective actions, if necessary. The project’s progress will primarily be measured by the production of deliverables (see outputs in Sec.3.a.iv) and expenditure of funds. In addition, the team will track: # of BFTF meetings and attendees; #
community meetings and participants; # of presentations delivered to local community groups and organizations; acres assessed; acres ready for reuse; amount of leveraged funding; jobs created. These metrics will be tracked throughout the project and reported in our Quarterly Reports. Property specific information will be entered into the online ACRES database.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4.a. Programmatic Capability

4.a.i. Organizational Capacity & 4.a.ii. Organizational Structure & 4.a.iii. Key Staff

Established in 1974, GCRA works to holistically improve communities in Greenville County. Through community partnerships and administering grant funds, GCRA works to build a better quality of life for the citizens of Greenville County. As such, Ms. Imma Nwobodu, Program Director for GCRA, previously managed and implemented the successful EPA Brownfields Assessment Grant and two EPA Brownfield Cleanup grants for the cleanup of the former Poe Mill Site. Ms. Nwobodu will again serve as the Project Manager for this project, as she has over 25 years of public agency management experience. Since 2008 she has managed special funding programs totaling about $6M annually. She holds Master’s Degrees in Business Administration (MBA), Management/Project Management, and Urban and Regional Planning. Ms. Julee Martin, Associate Community Development Planner, will support the program as Assistant Project Manager with a focus on community involvement. Ms. Martin conducts environmental assessments and assists in managing affordable housing projects and other special projects, including economic development activities. She has a master’s degree in Planning from Clemson University. Mr. John Castile, GCRA Executive Director, will provide oversight and support for financial tracking and grant reporting. Mr. Castile was the City Manager for the Greenville, SC (2010-2018), where he managed 1,000 employees and an annual budget of $190M. At GCRA, he administers Federal funding for five municipalities in Greenville County.

4.a.iv. Acquiring Additional Resources

GCRA will contract with a QEP to lead the environmental assessment and cleanup planning tasks and support outreach, redevelopment planning, and project reporting tasks. In 2019, GCRA released a Request for Qualifications (RFQ) for firms to provide brownfield consulting services for a 5-year period in accordance with 2 C.F.R. 200 and 2 C.F.R. 1500 for this project and selected a qualified contractor in a competitive process. A task order for this grant project will be negotiated in June 2022 after notification of the award by the EPA, so that the contractor will be ready to initiate grant activities at the start of the project.

4.b. Past Performance and Accomplishments

4.b.i. Currently Has or Previously Received EPA Brownfields Grants

4.b.i.(1) Accomplishments:

GCRA successfully concluded an EPA Community-wide Brownfields Assessment Grant (BF-00D11713-0). GCRA completed 19 Phase I ESAs (148 acres), 4 Phase II ESAs (11.72 acres), 2 Asbestos Surveys, 1 Asbestos Abatement Design, and 2 Redevelopment Plans. The Former Spinning Mill is undergoing redevelopment into a multi-family housing and commercial space. Redevelopment is completed at the Furman Hall Road Property, where Greenco Beverage Co. built a 120,000-square foot distribution center. GCRA also completed the EPA Brownfields Cleanup Cooperative Agreement – Poe Mill (BF-00D11613-0). GCRA removed and disposed of 11,504 tons of contaminated debris and 1 ton of asbestos to clean up 11 acres. All outputs and outcomes have been entered into ACRES.

4.b.i.(2) Compliance with Grant Requirements

For both the assessment and cleanup grants, GCRA completed all required quarterly progress reports, the project’s final report, DBE reports, and FSRs – all reports were submitted in a timely and acceptable fashion. The primary challenge for GCRA was addressing all of the brownfields sites with the funding provided by the assessment grant. All site-specific information was entered in ACRES. All funding was expended by the completion of both projects.
THRESHOLD CRITERIA

1. **Applicant Eligibility**
   
   The Greenville County Redevelopment Authority (GCRA) is a redevelopment authority sanctioned by the State of South Carolina and established by Greenville County. Documentation of this status is attached.

2. **Community Involvement**
   
   A series of community meetings in conjunction with the development of the 2019 Greenville County Comprehensive Plan showed the need for an EPA Brownfields Assessment Grant for our target area. We used a Brownfields Task Force (BFTF) very successfully with good stakeholder input in our previous EPA Brownfields Assessment and Cleanup Grants. We will establish a BFTF for this project, and members will meet quarterly in open community meetings* to review the project status, provide feedback to administrators, and vote on key decisions such as site selection. In between meetings, BFTF members communicate via e-mail or phone to ensure that project activities are able to move forward without interruption. The BFTF will solicit, conscientiously consider, and provide timely responses to all community input received through outreach and communication methods. We will maintain a Brownfields page on our website, which will provide a background on the project, key accomplishments, and contact information, and printed materials. We plan to hold community meetings supported by BFTF team members, as requested by community members and/or at key points along the project timeline to disseminate information, answer questions, solicit inputs, and engage residents. Also, we plan to hold redevelopment planning sessions to gather input into site reuse concepts where we will share environmental considerations and other factors to discuss potential opportunities for target properties.

   *Due to COVID-19, the BFTF will meet virtually via the County’s live stream (Zoom) account until safe to resume face-to-face meetings. Once public safety measure thresholds are met, we will offer appropriately socially distanced public meetings with community groups, civic clubs, and neighborhood associations as projects are in progress.

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

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