Town of Cheraw

1. Applicant Identification:
   Town of Cheraw
   Post Office Box 219
   Cheraw, SC 29520

2. Funding Requested
   a. Assessment Grant Type: Community-Wide
   b. Federal Funds Requested:
      i. $300,000
      ii. NA

3. Location: Town of Cheraw, County of Chesterfield, State of South Carolina

4. Target Area and Priority Site/Property Information: The Town completed a Brownfields site inventory during a prior assessment and will be utilizing this existing list, coupled with additional research of Sanborn Insurance Company maps from 1930 and 1949, an informal area reconnaissance, and interviews with stakeholders, there are over sixty (60) potential Brownfield sites in Cheraw. These sites include: Janice Circle Site, Pee Dee Ice & Fuel, Downtown Core, Beverage Capital and the CSX Depot.

5. Contacts:
   a) Project Director: Mike Smith, Town Administrator; (843) 537-8400; msmith@cheraw.com; PO Box 219, Cheraw, SC 29520.
   b) Chief Executive: Mayor Andy Ingram; (843) 537-5946; aingram@cheraw.com; PO Box 219, Cheraw, SC 29520.

6. Population:
   5,040 (2020 Census)
### 7. Other Factors Checklist:

<table>
<thead>
<tr>
<th>Other Factors</th>
<th>Page #</th>
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<tbody>
<tr>
<td>Community population is 10,000 or less.</td>
<td>1</td>
</tr>
<tr>
<td>The applicant is, or will assist, a federally recognized Indian tribe or United States territory.</td>
<td>NA</td>
</tr>
<tr>
<td>The priority brownfield site(s) is impacted by mine-scarred land.</td>
<td>NA</td>
</tr>
<tr>
<td>The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).</td>
<td>2-3</td>
</tr>
<tr>
<td>The priority site(s) is in a federally designated flood plain.</td>
<td>2-3</td>
</tr>
<tr>
<td>The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.</td>
<td>NA</td>
</tr>
<tr>
<td>The reuse of the priority site(s) will incorporate energy efficiency measures.</td>
<td>3</td>
</tr>
<tr>
<td>30% or more of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section I.A., for priority site(s) within the target area.</td>
<td>NA</td>
</tr>
<tr>
<td>The target area(s) is located within a community in which a coal-fired power plant has recently closed (2011 or later) or is closing.</td>
<td>NA</td>
</tr>
</tbody>
</table>
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
    Town of Cheraw, South Carolina

Dear Mr. Gross:

The South Carolina Department of Health and Environmental Control, the State’s environmental authority, acknowledges and fully supports the Town of Cheraw’s application for a community-wide Brownfields Assessment Grant. The grant will focus on sites Town-wide.

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

a. Target Area and Brownfields

i. Background and Description of Target Area- Since its settlement in the 18th century, Cheraw has commanded a strategic location in northeastern South Carolina on the Great Pee Dee River. Originally founded at the head of navigation on the Pee Dee River, the community today relies on an extensive regional road network for its success. It is accessible to Florence, Charlotte, and other regional markets by way of major highway routes. The Town of Cheraw is situated on the eastern edge of Chesterfield County in the heart of the rural region. It is 5.42 square miles in size.

Downtown Cheraw is the historical and cultural center of the community. Downtown represents the Town’s original founding and has transformed to become a mixed-use district that includes retail sales and service, employment, residential, and leisure. The Downtown is primarily a fully developed area with a high percentage of vacant structures. There are few vacant land opportunities for new development, however a city park resides at one of the key intersections within the Downtown Core and could possibly be utilized later for future redevelopment opportunities. Most redevelopment of the Downtown will be handled through the reuse of existing historic structures and revitalization efforts of the public realm.

Most of the development in and around Cheraw over the past 25 years has taken place in the SC Highway 9 corridor. This area has seen extensive commercial and industrial development over this period, and a very modest degree of residential growth. Since 2006, less than 25 new homes have been built in the entire town. US Census data suggests that Cheraw’s population peaked in 2010. Since then, the population has started a slow decline, -5.6%.

Cheraw is also facing an aging population with over half of its residents over 65 years of age.

The grant is intending to improve the health and livelihood of the citizens of Cheraw by starting the process to cleaning up parcels and make them prime for redevelopment. This will enhance the livability of the Cheraw and work to combat the population loss that it continues to face. Specifically, one of the main goals of the grant will be to spark a reinvestment in Cheraw’s Downtown, bringing new small businesses and jobs as detailed in the Town’s recently completed Downtown Master Plan Redevelopment of the existing core will help the area within the town grow. A national hotel chain has started development of a new 104-room hotel in downtown; as such, the Town hopes to take advantage of a new catalyst site to redevelop other vacant and questionable sites within the Town.

ii. Description of the Priority Brownfield Sites- Cheraw’s leadership is working to clean up contaminated sites to revitalize them and return the various sites to uses that benefit the community. This might be done through new businesses, allowing for expansion of existing or even the creation of parks. Since land is a limited commodity, it must be used in an efficient manner to meet increasing demands placed upon it by urban growth. The land use patterns established should promote the highest degree of health, safety, and welfare for all portions of the Town.

The Town completed a Brownfields site inventory during a prior assessment and will be utilizing this existing list, coupled with additional research of Sanborn Insurance Company maps from 1930 and 1949, an informal area reconnaissance, and interviews with stakeholders, there are over sixty (60) potential Brownfield sites in Cheraw. Many of these are in a flood plain due
to Cheraw’s close proximity to the Pee Dee River. In 2018, Cheraw had tremendous flooding, including at the town’s Superfund site. Some of the priority sites include:

**Janice Circle Site** – As part of the prior EPA Assessment Grant, Phase I and II ESAs were conducted on a tract of land located adjacent to the Cheraw Municipal Airport and a mobile home park. The site was a previous crop-dusting hangar and dirt racetrack. The Phase II ESA identified significantly elevated concentrations of the pesticide, toxaphene across the site. The Town of Cheraw purchased the site as part of its effort to bring commercial investments to the municipal airport. The Town purchased the site as part of a Non-Responsible Party Voluntary Cleanup Contract (VCC) with SCDHEC. The VCC requires additional assessment to delineate the extent of toxaphene contamination. A portion of the grant funds will be used to complete the assessment of the Janice Circle tract and complete an ABCA for remedial options for the site.

**Pee Dee Ice & Fuel** – A Phase I ESA was conducted on the former Pee Dee Ice & Fuel facility as part of the prior EPA Assessment Grant. However, a Phase II ESA could not be conducted at the time of the prior grant. The ESA identified several environmental concerns, including its prior use as a fuel distribution facility, a heating oil delivery company, and ice production. Additionally, the site is located adjacent to a former fertilizer plant. The proximity of this site to additional industrial/commercial sites presents an opportunity for expansion or redevelopment to bring about additional jobs to the Town.

**Downtown Core** – As part of implementing the Downtown Master Plan, the Town of Cheraw has completed an inventory of vacant downtown properties that are a priority for redevelopment. Of specific environmental concern are 1) a former dry cleaner located at 288 Market Street, 2) former power plant at 107 Church Street, 3) a derelict structure and electric substation at 173 Second Street, 4) former gas station and medical office (292 Second Street), 5) former auto repair facility near 243 Second Street. These are only a small number of the nearly 40 vacant and underutilized sites in Downtown Cheraw.

**Beverage Capital** – This site was identified as one of the priority sites during the prior grant. The site is developed with a set of vacant warehouses that have fallen into disrepair. Its proximity near additional warehouse spaces makes it attractive for redevelopment into similar uses.

**CSX Depot** – The site is a former railroad depot and tract of land. The depot is located adjacent to the railroad and is a brick structure prime for redevelopment. The adjacent tract of land was occupied by a Gulf Refining Company fuel facility and the remains of the former structure still exist on the tract.

**b. Revitalization of the Target Area**

i. **Reuse Strategy and Alignment with Revitalization Plans** – A community-wide brownfield assessment is in alignment with both the Town’s Comprehensive Plan and its recently completed Downtown Master Plan and their goals for job production, enhanced quality of life, public services, public facilities improvements, economic development activities, and blight removal. They both specifically call for revitalization of existing built properties and the infill of new development on vacant lands that can produce significant economic benefits and contribute to the retention of existing infrastructure investments. Both documents are the results of many hours of work with the public and intense public commenting.

The Cheraw Comprehensive Plan was completed in 2017, which coincided with the
completion of the Town’s Brownfield Assessment Grant. The purpose of the Town of Cheraw Comprehensive Plan is to provide a framework for the future growth and development of the Town. To provide for proper development, Town officials and citizens will ensure that the pattern of land uses will promote the highest degree of health, safety, efficiency, and well-being.

The Comprehensive Plan also calls for an objective to “Ensure the availability of land parcels”. The town must ensure that there are adequate and zoned properties for these employment uses, particularly the more intensive manufacturing and warehousing operations. The Town is already well positioned with available sewer and water capacity to support this growth. Brownfields play apart in the reuse of land parcels to meet the need of the town.

The 2021 Downtown Master Plan specifically mentions the Town’s need for brownfield funding as a key aspect of a long-term economic development strategy for Cheraw.

ii. Outcomes and Benefits of Reuse Strategy- Gaining a better understanding of environmental issues will assist in cleanup/redevelopment of these blighted and abandoned properties in the town. It will also improve air and water quality, and make the community more attractive for businesses, jobs, and overall enhancing the quality of life.

The Town’s Comprehensive Plan calls for four main goals – reverse the aging of Cheraw; Broaden housing option in Cheraw; Address quality of life issues and needs/wants; and lastly a Downtown Revitalization Plan and Strategy. A community-wide assessment program will help to work towards these intended goals by redeveloping buildings downtown that are currently abandoned and making them housing/retail/commercial. The reuse of existing buildings to reduce sprawl and to remove blight is an added benefit of brownfield assessment and reuse. Cheraw has only had less than 5% of its housing stock built within the last 10 years. The reuse of buildings or in-fill development can help this change within the community.

c. Strategy for Leveraging Resources

i. Resources Needed for Site Reuse- Approximately ½ of Cheraw is in an Opportunity Zone. This area has multiple sites within it that may be assessed as part of this grant. Private investors and developers will be drawn to the available tax incentives available for OZs when redeveloping in the target area. The Town of Cheraw will also work with the Chesterfield County on SC Economic Development grants for assistance with key industrial development projects and would look to utilize this resource for redevelopment projects related to sites addressed under this grant. This would be especially beneficial with the larger projects that may be included.

Cheraw is eligible for funding from many state and federal sources, including Community Development Block Grants. South Carolina also offers tax credits for voluntary cleanup costs up to $50,000 per year to entities signing VCCs. Organizations may also receive a tax credit for each new full-time job created exemption from ad valorem taxes, and fee in lieu of taxes with a reduced minimum investment. All removal and remedial actions on VCC sites are eligible for low-interest funding from the SCDHEC Brownfields Cleanup Revolving Loan Fund. Organizations may also receive a tax credit for each new full-time job created exemption from ad valorem taxes, and fee in lieu of taxes with a reduced minimum investment. All removal and remedial actions on VCC sites are eligible for low-interest funding from the SCDHEC Brownfields Cleanup Revolving Loan Fund.

The South Carolina Jobs Tax Credit is a financial incentive that rewards new and
expanding companies for creating jobs in the state. In order to qualify, companies must create and maintain a certain number of net new jobs in a taxable year. Chesterfield County is a Tier III county which provides tax credits of $20,250 per year, per job.

ii. Use of Existing Infrastructure- The Comprehensive Plan also calls for an objective to “Ensure the availability of land parcels”. The Town is already well positioned with available sewer and water capacity to support growth. The Town is committed to green redevelopment concepts that carefully consider social and environmental impacts of development. The brownfield sites within the town have the necessary infrastructure already in place. The benefit of this, is that redevelopment of existing properties will allow for “greenfield” properties to remain just that. A great example is the hotel under development within downtown Cheraw. Several existing vacant properties and buildings were combined to allow this new redevelopment to occur. This infill development makes good fiscal sense from both the public and private standpoint. Existing brownfield properties are serviced by roads, water, gas, electric, and sewer. Many also have access to high-speed internet service. Infill development from brownfield redevelopment will help Cheraw keep its rural character, which is important to so many, while strengthening its economy through jobs, population growth and enhanced livability.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT
   a. Community Need
      i. The Community's Need for Funding- Cheraw and the surrounding Chesterfield County are not wealthy communities. For the 2020-2021 school year, 100% of all students at the local high school, intermediate and elementary schools are eligible for free lunch. Poverty rates in Cheraw are 29.6%, compared to the state average of 13.8% and Chesterfield County of 19.9%. 61% of all children in Cheraw live below the poverty line, compared to 37.8% for Chesterfield County and 19% in the state. For children under 18, 44.2% of all children in Cheraw live in poverty, 28.7% in Chesterfield County and 19.4% in the state. The average income of a Cheraw resident is $16,434 a year. The US average is $28,555 a year. The Median household income of a Cheraw resident is $22,779 a year. The US average is $53,482 a year.
      ii. Threats to Sensitive Populations- (1) Health/Welfare of Sensitive Populations: Cheraw is facing not only a declining population, down over 5% in the past 10 years, but also an aging population. Over 53% of the town’s population is over 65, compared to only 19% in Chesterfield County and 18.2% in the State of South Carolina. It has been said “people come to Cheraw to retire”. Residents of Cheraw 25 years and older who have graduated from high school was 71.7% in 2019. This was a significant decline versus the 2013 rate of 78%. The State of South Carolina has over 87.5% of its population with a high school diploma and even the County is 76.7%. Residents of Cheraw with BS degrees or greater stood at roughly 17% in 2019 as compared to 28% for the State and 10.4% for the County. (2) Greater Than Normal Incidence of Disease & Adverse Health Conditions: Brownfields pose a potential health hazard to residents

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2 https://www.census.gov/quickfacts/fact/table/chesterfieldcountysouthcarolina,SC/PST045219
3 www.city-data.com/poverty/poverty-Cheraw-South-Carolina
4 https://www.census.gov/quickfacts/fact/table/cherawtownsouthcarolina/PST045219
5 https://www.bestplaces.net/economy/city/south_carolina/cheraw
of Cheraw because hazardous chemicals and petroleum from former businesses and industrial activities continue to decompose and leech into the water table, ground, and air. In 2018, after flooding from Hurricane Florence, 5 homes were made uninhabitable due to toxic material. These were thought to come from the Superfund site in Cheraw. The Environmental Protective Agency reports that PCBs were detected in these homes near Huckleberry Park.

SCDHEC reports health statistics on a county-wide basis but does not provide detail for smaller geographic units needed to document whether there is truly an additional health burden from brownfields in Cheraw. However, anecdotal data suggests the same health disparities in Chesterfield County (surrounding Cheraw) are equally prevalent in Cheraw. SCDHEC statistics indicate increased rates of various cancers, pulmonary disease, and asthma occurs in the County as compared to the rest of the State. While there are undoubtedly numerous potential causes for some of these disparities, some literature suggests that the substances suspected as being present on the brownfield sites in the area may contribute to some of these disease processes. The older housing stock in Cheraw and Chesterfield County is impactful to the children of the community. In 2018, 7.8% children in Chesterfield County had elevated levels of lead in their blood compared to 1.8% in the state. That was the highest of all the counties in the state. 6

The 2018 South Carolina rate of 6.9 deaths per 1000 live births remains higher than the U.S. rate of 5.67 deaths per 1000 live births. Chesterfield County’s was 12.0, which was the 5th highest in South Carolina. The child death rate for Chesterfield County (for all causes) is 2.5x greater than the state rate. 7

(3) Promoting Environmental Justice: Environmental Justice (EJ) is defined as the equal treatment and involvement of all people in environmental decision making inspired by the Civil Rights movement. Cheraw’s poverty rate is 29.8%, more than 1.75x the rate of South Carolina’s (16.2%). Recent studies from the UCSF School of Medicine have found that “socioeconomic status is the most powerful predictor of disease, disorder, injury and mortality we have”. Children living in poverty have much higher rates of elevated blood lead levels and asthma, two very environmentally linked conditions. High poverty rates, as well as an Opportunity Zone, all serve to document the tremendous need for assistance.

Associated Press analysis suggests 2 million people live within a mile of one of the 327 Superfund sites vulnerable to climate change-related flooding, most of them in low-income communities and communities of color. Huckleberry Park (a superfund site) flooded in 2018 after Hurricane Florence. The site, undergoing a federal cleanup effort because it is so polluted, rests in a densely populated neighborhood downhill from a fabric plant that federal regulators say contaminated the area decades ago. High levels of cancer-causing PCBs, as well as toxic metals, have been found in creek mud and in some people’s yards. Cleaning up and redeveloping the sites in this grant will immediately reduce exposure to contaminants and lessen the burden of living near abandoned, derelict (and dangerous) facilities. Improved job opportunities will lead to higher salaries and less poverty. Redevelopment will also increase

6 https://gis.dhec.sc.gov/ichp/
7 https://gis.dhec.sc.gov/ichp/
municipal revenue so that continued infrastructure improvements and quality of life features can be implemented.

**b. Community Engagement**

i. **Project Involvement & Roles**

<table>
<thead>
<tr>
<th>Name of Organization</th>
<th>Point of Contact (name &amp; phone)</th>
<th>Specific Involvement in the Project or Assistance Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chamber of Commerce</td>
<td>Roger Jones, 843-537-7681</td>
<td>Ability to connect with building and business owners</td>
</tr>
<tr>
<td>Chesterfield Co Historic Preservation Commission</td>
<td>Sarah Spruill, 843-537-3387</td>
<td>Local Historic Preservation Expert</td>
</tr>
<tr>
<td>Cheraw Planning Commission</td>
<td>Rennay Johnson, 703-965-5515</td>
<td>Assist with background, site knowledge and selection</td>
</tr>
<tr>
<td>Cheraw Board of Architectural Review</td>
<td>Mary Anderson, 843-910-1934</td>
<td>Historic Preservation Specialist</td>
</tr>
<tr>
<td>Cheraw Merchants Association</td>
<td>Richard Mullis, 843-865-9002</td>
<td>Ability to connect to business/property owners</td>
</tr>
<tr>
<td>Highland Industries</td>
<td>Justin Wilcox, <a href="mailto:justin.willcox@joysonsafety.com">justin.willcox@joysonsafety.com</a></td>
<td>Industry representative</td>
</tr>
<tr>
<td>Coulter-Long Alumni Association</td>
<td>Karen Wilkerson, 843-537-2717</td>
<td>Community representative</td>
</tr>
<tr>
<td>Hooks Construction</td>
<td>Darren Hooks, 843-337-8913</td>
<td>General contractor &amp; community member</td>
</tr>
<tr>
<td>Wallace Mechanical Supply</td>
<td>Wallace Funderburk, 843-537-4277</td>
<td>Industry Representative and community member</td>
</tr>
<tr>
<td>Speer Custom Contracting</td>
<td>Axel Speer, <a href="mailto:speercci@aol.com">speercci@aol.com</a></td>
<td>General contractor &amp; community member</td>
</tr>
</tbody>
</table>

Cheraw’s prior Brownfield Assessment grant that ended in 2017, had a 12-member Task Force with people from local businesses, a church pastor, NAACP, and other community leaders. Cheraw will learn from this prior experience and add some additional members. The Task Force assisted with the identification and prioritization of potential sites, identified the needs, and wants of the Town, and promoted Brownfield’s redevelopment in Cheraw.

iii. **Incorporating Community Input**—Cheraw has a history of incorporating community input into plans and projects. The 2017 Comprehensive Plan called for the establishment of a Downtown Revitalization Task Force. This group was formed and composed of local business and industry leaders, representatives of town boards, commercial developers, Northeastern Technical College (NTC), among others. One of their charges was to recommend specific incentive programs for downtown including pursuing a Brownfield Assessment Grant, aimed at locations downtown and within the town limits. Another was the direct recruitment of regional and national hotel. This has been done and in fall 2022 a new hotel (Springhill Suites) will open downtown in a former abandoned building.
The 2021 Downtown Master Plan, the Town hosted a charrette and a series of focus groups and stakeholder meetings. Participants, both in-person and online, resulted in 351 residents with the vast majority of these (66%) were long-term residents, over 20 years, providing their input.

For the Community-wide Assessment grant, Cheraw will hold public meetings at least twice a year (six total) to present updates on project progress and to gain feedback from the community on next steps and redevelopment opportunities. Due to the pandemic, we will also work to make these “virtual meetings” and ensure that the in-person meetings have adequate socially distanced space. The virtual meetings may be broadcast live or on a platform such as Zoom. We will also utilize a website with a prerecorded presentation that citizens can view as their schedules allow. For those meetings that are in-person, the Team will ensure that the meetings will be held at facilities with easy access for all persons and with adequate distancing.

Cheraw does have a limited Spanish speaking household (4.3%), but we will enlist translators as necessary for meetings (both virtual and in-person) and general communications. The Advisory Board will host a table at one of several community festivals, once these are allowed to begin again after the pandemic, to share news of the project and solicit feedback from the community on project goals. The Project Team will keep the community informed through a quarterly e-mail update sent to all interested parties, updates on partner websites/social media, and local newspaper coverage. The Brownfield leadership team will prepare outreach messages and materials to be distributed at meetings, as well as e-mail updates, newspaper content, and partner website/social media content.

The team will ensure that there is a feature that allows for public comment including both a project email and on a dedicated website for the project an option to leave comments. This form will include asking the person to provide their personal contact information. Public comments and input will be considered and incorporated (if applicable) into the project, and all public comments/inquiries will be responded to by the Project Team in a timely manner.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Description of Tasks/Activities and Outputs:
The Town of Cheraw is requesting $300,000 to assess the various properties that are identified:

<table>
<thead>
<tr>
<th>Task 1: Community Engagement</th>
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<tbody>
<tr>
<td>Project Implementation - Activities will include significant community membership on the project Advisory Board project updates on Town and Advisory Board member websites and social media, quarterly e-mail updates to interested parties, local newspaper coverage, meeting with developers and prospective purchasers. Our Advisory Board will meet quarterly and maintain necessary communication via e-mail as needed. Project members will travel to Regional/National Brownfields conferences to learn and share experiences. Our Project Director, working with the environmental contractor, will manage and administer all aspects of community engagement.</td>
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<tr>
<td>Project Schedule – Initiated in 0-3 months of award &amp; continues throughout project.</td>
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<tr>
<td>Task/Activity Lead – Town Staff</td>
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<tr>
<td>Outputs - Minimum of 6 public availability sessions, Advisory Board meetings minutes, coverage in public newspaper &amp; outreach materials</td>
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</tbody>
</table>

| Task 2: Site Inventory Development, Prioritization, and Eligibility |
| Task 2: Site Inventory Development, Prioritization, and Eligibility |
Project Implementation - The project will develop a Town-wide Brownfields Inventory through research, local knowledge, and public input. Our environmental contractor will work with the Advisory Board and general public to uncover and research potential sites, in addition to those already identified. We will attempt to uncover sites throughout our focus area with environmental concerns, always considering options for reuse/redevelopment. The inventory will be prioritized by the Advisory Board based on the site’s needs, potential to succeed and impact to the community. We will work with EPA to confirm eligibility on all sites. Site inventory and prioritization will be a major focus early in our grant to develop a working list of projects. However, we will have a dynamic site inventory to accommodate newly discovered sites of greater need/potential throughout the grant. Our inventory will be maintained using the online Brownfield Inventory Tool (BIT) and will be kept up to date by our environmental contractor in coordination with the Project Director.

**Project Schedule:** Initiated 4 – 8 months after award & continues throughout.

**Task/Activity Lead:** Town Staff

**Outputs:** Site Inventory

**Task 3: Assessments**

Project Implementation - Phase I ESAs will follow ASTM E1527-13 and All Appropriate Inquiry rule. Phase II ESAs will follow ASTM E1903-11 and will include site-specific Quality Assurance Project Plans (QAPPs) and Health & Safety Plans (HASP) for each site, and asbestos or lead-based paint surveys, historic property or endangered species surveys as needed.

**Project Schedule:** Initiated in 3 months of award & continues throughout the project.

**Task/Activity Lead:** Qualified Environmental Consultant

**Outputs:** 14 Phase I ESAs and 8 Phase II ESAs (including QAPPs and HASPs)

**Task 4: Remediation/Reuse Planning**

Project Implementation - Remediation/Reuse Planning will be undertaken on sites in most need, as prioritized by the Advisory Board in conjunction with public feedback. The environmental contractor will complete 4 Analysis of Brownfields Cleanup Alternatives (ABCA) reports that will include site assessment findings, site reuse goals, applicable regulations, and cleanup standards evaluation of cleanup alternatives (to include effectiveness, implement-ability, and costs), and ultimately recommend a cleanup alternative. The Project Director and/or Advisory Board members will meet with prospective purchasers, developers, and real estate agents as necessary to foster cleanup and redevelopment efforts for each site.

**Project Schedule:** Initiated in 9 months of award and continued throughout project.

**Task/Activity Lead:** Qualified Environmental Consultant

**Outputs:** Quarterly Reports, site inventories, ESAS, site cleanup plans, community meetings, & 4 ABCAs

**Task 5: Programmatic Support**

Project Implementation - The Project Director working with the environmental contractor will oversee grant progress, including initial EPA workplans, quarterly progress and financial reporting, ACRES updating, ongoing project planning/forecasting, and ultimately closeout reporting. Also, the environmental contractor will develop a generic Project-Level QAPP to
streamline the Phase II process by addressing necessary QA procedures in one document to be referenced in each site-specific QAPP.

**Project Schedule:** Initiated upon award & continues throughout project.

**Task/Activity Lead:** Town Staff

**Outputs:** ACRES reporting, grant reporting (quarterly, yearly & final), Programmatic support for entire grant period, and project level QAPP. Staff to attend conferences.

**b. Cost Estimates:**

Below are the anticipated cost estimates for this project based on past brownfield projects as determined by local market standards with contractual hourly rates based on the skills needed for the specific tasks. The budget for this project includes travel, supplies and contractual costs only. **Task 1 Community Engagement:** Contractual: Community Involvement Plan $4,000 (40hrs x $100), 6 Community Education Meetings $7,000 ($1,166/meeting), Supplies: Outreach Supplies (printing of outreach materials, office supplies, electronic support, and software) $1,500. For a Task 1 total of $12,500. **Task 2 Site Inventory Development, Prioritization, & Eligibility:** Contractual: $6,000 (48hrs x $125). **Task 3 Assessment:** Contractual: 14 Phase I ESA at $3,000 for a total of $42,000. 1 Generic QAPP at $4,500. 8 Phase II ESA including SS-QAPP at $23,000 for a total of $184,000. Task Total 3 of $230,500, which is 76% of total budget. **Task 4 Remediation/Reuse Planning:** Contractual: 4 ABCAs at $5,500 for a total of $22,000. 2 Vision Sessions/Charrettes $5,000 ($2,500/meeting). For a Task 4 total of $27,000. **Task 5 Programmatic Support:** Contractual: ACRES Database Reporting, Yearly & Quarterly Reporting, MBE/WBE Forms, Programmatic Support for the thirty-six-month grant period as part of the consultant contract (152 hours @ $125/hour=$19,000). Travel for 2 staff to attend 2 conferences - $5,000 ($1250/person/conference = flights at $500, hotels (3 night @ $150/each) $450, per diem (3 days@ $75/day) $225, and incidentals (parking, intown transportation) $75 and per diem at $150).

<table>
<thead>
<tr>
<th>Budget Categories</th>
<th>Task 1</th>
<th>Task 2</th>
<th>Task 3</th>
<th>Task 4</th>
<th>Task 5</th>
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<td>0</td>
<td>$5,000</td>
<td>$5,000</td>
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<tr>
<td>Equipment</td>
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<tr>
<td>Contractual</td>
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<td>$6,000</td>
<td>$230,500</td>
<td>$27,000</td>
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<td>$293,500</td>
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<td>Other</td>
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<tr>
<td><strong>Total Direct Costs</strong></td>
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<td>$6,000</td>
<td>$230,500</td>
<td>$27,000</td>
<td>$24,000</td>
<td>$300,000</td>
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<tr>
<td>Indirect Costs</td>
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<td>0</td>
<td>0</td>
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</tr>
<tr>
<td><strong>Total Budget</strong></td>
<td>$12,500</td>
<td>$6,000</td>
<td>$230,500</td>
<td>$27,000</td>
<td>$24,000</td>
<td>$300,000</td>
</tr>
</tbody>
</table>

c. **Measuring Environmental Results:** To ensure this EPA Brownfield Project is on schedule the Town Brownfield Program Team, which will include the qualified environmental consultant and the leadership at the Town, will meet quarterly to track all outputs identified above in 3.a and will report all progress in fulfilling the scope of work, goals, and objectives to the EPA via quarterly reports. In addition, project expenditures and activities will be compared to the
projects schedule to ensure the grant project will be completed within the three-year time frame. Site specific information will be entered and tracked in the ACRES database. In the event the project is not being achieved in an efficient manner, the Town will take proactive measures to ensure it corrects course.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability:

i. Organizational Capacity - The Town of Cheraw has the capacity internally to effectively carry out the programmatic, administrative and financial requirements of the grant. The County has in-place a standard operating procedure for all grants and has administered a variety of federal and state grants. This includes several layers of checks/balances with responsibilities spread among several staff members. Cheraw enjoys a stable Town Council, and the Town Administrator expects to remain for many years to come.

ii. Organizational Structure - An Advisory Board will serve as the governing body for this project, setting priorities and making decisions as needed. The Advisory Board will have members from several partner agencies and at least one member from the general public. Project decisions will be made by consensus among the Advisory Board whenever possible; however, in the case of a split Board, the Town will have the final say.

iii. Description of Key Staff - The leadership team for the town of Cheraw will include Mike Smith, the Town Manager. Mr. Smith has over 33 years of leadership experience with the town. Previously, he held the position of Community Development Director, and has successfully administered over fifty grants. The Administrator will receive assistance, when needed, from the Town’s Main Street, Planning & Tourism Director Robert Wolfe. Rob has a historical preservation background and has been with Cheraw since 2019. Rob has been in public service since 2015.

iv. Acquiring Additional Resources - The Town of Cheraw will acquire a qualified environmental contractor and will follow all applicable requirements under 2 CFR 200 and EPA’s Best Practice Guide for Procuring Services, Supplies, and Equipment Under EPA Assistance Agreements. The environmental contractor will assist in all aspects of grant management, administration, and community engagement, and will prepare the Phase I’s, Phase II’s and ABCAs

4.b. Past Performance and Accomplishments:

i. Currently Has or Previously Received an EPA Brownfields Grant – The Town of Cheraw had a Brownfield Assessment Grant from 2014-2017. (1) Accomplishments – The grant was deemed successful by the Town and others in that during the grant 15 Phase 1s and 5 Phase 2s were accomplished. It had done a preliminary review of 40 potential sites. There were 7 QAPP and SSQAPP completed. One site (Cheraw Recycling Plant) had a subsequent cleanup and entered into a VCC. The Town of Cheraw also purchased the Janice Circle site and entered into a VCC. Additional assessment and remedial actions will be required for Janice Circle. The former McBride Dry Cleaner Site was assessed and redeveloped into a convenience store. Information was put into ACRES that is accurate for the past grant. (2) Compliance with Grant Requirements - The grant was completed in terms of compliance with the approved workplan, on schedule and within the terms and conditions outlined by EPA. The grant closed with only $36,673 remaining unspent and on the agreed upon 36-month scope of work. Almost 100% of the nonutilized funds were from the petroleum grant of $100,000. The Town declined funds from the travel budget ($9,000) and supplies ($5,000) and had them reallocated to the Contractual budget in order to have more funds for assessment.
1. Applicant Eligibility:

The Town of Cheraw is a General Purpose Unit of Local Government (as defined under 40 CFR Part 31) and located within the State of South Carolina.

2. Community Involvement:

Due to Cheraw’s size, we do not have the diversity of organizations as seen in larger urban areas; however, we are fully committed to fully engaging the community. The Town of Cheraw will involve community members in all aspects including the groundwork and will expect their continued involvement as the work plan continues. Cheraw completed a Brownfield Assessment grant in 2017. This first grant was led by an active group of citizens, business leaders and government officials. This group acted as the “Brownfield Steering Committee”. The Town will seek to duplicate this organization for this new Community-Wide Assessment application. The Town will have follow-up meetings throughout the process to update our citizens on our progress in the redevelopment of various sites. Community forums and workshops will continue to be a key tool to make decisions on the prioritization of sites that receive a Phase I/Phase II assessment. This community education outreach will continue throughout the assessment and future redevelopment processes.

Community education will also include education of land developers, attorneys, and accountants. A component of the stakeholder outreach process will be to work with private property owners to educate them regarding the brownfields’ process and dispel any misconceptions about the program. Due to Cheraw being a small, rural town, it will be necessary that non-traditional community outreach be done. Non-traditional groups such as churches will also be used to educate the community.

3. Contractor Selection:

A contractor has NOT been procured/named for the work identified in this application. If Cheraw is awarded the grant, the Town agrees to conduct a procurement process that is in compliance with the fair and open competition requirements in 2 CFR Part 200 and 2 CFR Part 1500.

4. Affirmative Statement that the Applicant does not have an active Assessment Grant:

The Town of Cheraw affirms that it does not have an active EPA Brownfields Assessment/Multipurpose Grant.