1. **Applicant Identification**
   Town of Cramerton, North Carolina
   155 North Main Street
   Cramerton, NC 28032
   EIN: 56-0891982 | DUNS: 045236655

2. **Funding Requested**
   a. Assessment Grant Type: Community-Wide
   b. Federal Funds Requested: $294,500

3. **Location**
   Town of Cramerton, located in Gaston County, North Carolina

4. **Target Area and Priority Site/Property Information**
   Cramerton’s target area (Census Tract 322.00) spans from the intersection of Wilkinson Boulevard and Market Street and continues southwest along Market Street and Eighth Avenue with Eighth Avenue/Cramer Mountain Road serving as its southern border. Three priority sites have been identified within the target area including:
   1.) former water treatment plant for Burlington Industries; 299 Twelfth Street
   2.) former hotel on Wilkinson Boulevard; 5330 Wilkinson Boulevard
   3.) vacant field adjacent to a Commercial Center (Food Lion) parking lot; 202 Market Street
   
   The application also proposes an inventory of other potential sites.

5. **Contacts:**
   **Project Director:** Mr. Josh Watkins, Planning Director, Town of Cramerton
   704-824-4337 | jwatkins@cramerton.org
   155 North Main Street, Cramerton, NC 28032
   **Chief Executive/Highest Ranking Elected Official:** Will Cauthen, Mayor, Cramerton
   Board of Commissioners | 704-860-4885 | z fdxwhqC fuip hnrq1ruj
   155 North Main Street, Cramerton, NC 28032
6. Population
The population of the Town of Cramerton was 4,165 as of the 2010 Census and had increased to 4,312 as of the 2018 American Community Survey.

7. Other Factors Checklist

<table>
<thead>
<tr>
<th>Other Factors</th>
<th>Page Number</th>
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<tbody>
<tr>
<td>Community population is 10,000 or less.</td>
<td>Yes; see page 1</td>
</tr>
<tr>
<td>The applicant is, or will assist, a federally recognized Indian tribe or United States territory.</td>
<td>No</td>
</tr>
<tr>
<td>The priority brownfield site(s) is impacted by mine-scarred land.</td>
<td>No</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>Yes; see page 1</td>
</tr>
<tr>
<td>The priority site(s) is in a federally designated flood plain.</td>
<td>Yes; see page 1</td>
</tr>
<tr>
<td>The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.</td>
<td>Yes; see page 3</td>
</tr>
<tr>
<td>The reuse of the priority site(s) will incorporate energy efficiency measures.</td>
<td>Yes. See page 3</td>
</tr>
<tr>
<td>30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.</td>
<td>Yes; see page 9</td>
</tr>
<tr>
<td>The target area is located within a community in which a coal-fired power plant has recently closed (2011 or later) or is closing.</td>
<td>No</td>
</tr>
</tbody>
</table>

8. State Acknowledgement Letter from North Carolina (See Next Page)

Submitted on December 1, 2021 | EPA Workspace Access, Town of Cramerton
AOR: Mr. David Pugh, Town Manager, Town of Cramerton, North Carolina
dpugh@cramerton.org | (704)824-4337
November 17, 2021

Will Cauthen, Mayor  
Town of Cramerton  
155 N. Main Street  
Cramerton, NC 28032  
wcauthen@cramerton.org

Re: U.S. EPA Brownfields Community-Wide Assessment Grant – Town of Cramerton

Dear Mr. Cauthen,

The North Carolina Department of Environmental Quality (DEQ) Brownfields Program acknowledges and supports the Town of Cramerton’s application for a U.S. EPA Brownfields Community-Wide Assessment Grant. We are aware that your grant will focus on properties that are a gateway to the Town. This grant would be a tremendous economic development achievement for the Town.

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

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

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

Sincerely,

Bruce Nicholson  
Brownfields Program Manager

ec: NCDEQ Brownfields Public Outreach Team
Town of Cramerton Assessment Grant Narrative/Ranking Criteria

1. Project Area Description and Plans for Revitalization
1.a. Target Area and Brownfields
1.a.i Background and Description of Target Area

Cramerton, North Carolina, is a small town in Gaston County located 15 miles outside of Charlotte in the western region of the state. The Town comprises a total area of 4 square miles and has a population of 4,312. 89% of the Town’s population is White with 11% of the population being people of color (Black, American Indian, Asian, etc.). Originally formed in 1906 as a mill community, the textile industry has long been central to the local economy. The village was built around the Mays and Mayflower Textile Plants along the South Fork of the Catawba River. Families came to Cramerton to find employment at the textile plant and lived in one of the homes owned by the mill. Location along the river was vital to receiving raw materials as well as shipping finished products from the mills. These textile mills first manufactured Cramerton’s famous “Army Khaki” in 1929 and Cramerton Army Cloth became the standard basic uniform cloth throughout the armed forces during World War II. In 1946, all Cramer family properties in the Town of Cramerton were sold to Burlington Industries, a leader in textile manufacturing. Unfortunately, as technology advanced, the industries and textile mills that once drove the local economy were forced to close, including Burlington Industries. When Burlington Industries and other nearby mills closed in the 1970s, approximately 2,800 jobs were lost. With the closure of many of the Town’s largest employers, the Town not only lost jobs and tax revenues, but also a part of its identity as a mill village centered around textiles. These former textile mills and the properties associated with the mills became blighted properties, creating both safety and health concerns. While the Town has worked to clean up and redevelop as many properties as possible, blighted properties still remain. The redevelopment of these brownfield sites is vital to the prosperity of the Town as it will not only address the safety and health concerns associated with these properties but will also create new jobs and help diversify the economy. This Brownfields grant application focuses on sites in the Town’s redevelopment target area which spans from the intersection of Wilkinson Boulevard and Market Street and continues southwest along Market Street and Eighth Avenue with Eighth Avenue/Cramer Mountain Road serving as its southern border.

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

Cramerton’s redevelopment target area near Wilkinson Boulevard has multiple properties that may qualify for brownfields assistance. Land use near the intersection of Market Street and Wilkinson Boulevard is primarily commercial, with land use becoming more residential along Eighth Avenue. Sites within the target area include a former gas station, former water treatment plant, former hotel, aging mixed-use developments, and vacant properties. After discussion with both the Cramerton Planning Board, as well as the Town Council, the Town identified three properties as priorities either because of their gateway location, serving as a focal point as residents and visitors enter Cramerton, or because of the property’s current condition and location in relation to other recreation amenities. All three of these sites are located in an Opportunity Zone.

Site 1: Former Water Treatment Plant for Burlington Industries located at 299 Twelfth Street

Site 1 is a 21.5-acre site which is partially developed with a former water treatment plant which served the adjacent industry, Burlington Industries, for several decades. The treatment plant was decommissioned in the 1960s when a water line was constructed from Gastonia to serve Burlington Industries, eliminating the need for the treatment plant. The Town acquired the property before 2002 and the property has lain dormant since that time. Remnants of the former structures and some appurtenances still remain on the property. Some scrap metals and other building materials have been illegally stripped and graffiti is visible on the interior and exterior walls of some of the buildings. This site is adjacent to a low-to-moderate income neighborhood and a local school with athletic fields near the property. The most southern tip of the property is adjacent to Duhart’s Creek and a very small section of the property (1.29 acres) is located in a federally designated floodplain. Contaminants of concern include petroleum hydrocarbons, chlorinated solvents, heavy metals, asbestos, and lead-based paint. This site is a priority for the Town not only because of its unsafe conditions and proximity to a school and neighborhood, but also due to the potential contamination of Duhart’s Creek and the downgradient floodplain. Understanding the extent of on-site contamination or surface
water/sediment contamination would allow the Town to ultimately create a new recreation space that would connect to the current greenway system.

**Site 2:** Former hotel on Wilkinson Boulevard, no current address (parcel ID 185569)

Site 2, located at approximately 5330 Wilkinson Boulevard, is located near an important intersection in Cramerton which serves as part of the gateway to Town and is near commercial development. The 2.87-acre site was a former hotel with environmental concerns related to potential cleaning supplies and chlorinated solvents associated with janitorial and laundry services provided on-site. In addition, the parcel may also have been impacted by spills and leaks that have been reported on nearby properties which were formerly gas stations and had leaking underground storage tanks. While the site has been vacant (without any structures) for decades.

**Site 3:** Vacant field adjacent to the Food Lion parking lot located at 202 Market Street (parcel ID 194642)

Site 3, immediately adjacent to a commercial center anchored by Food Lion, is a 5.58-acres vacant lot. Due to its location close to the intersection of Wilkinson Boulevard and Market Street, the parcel could have been impacted by spills and leaks reported on adjacent/nearby properties. Similar to Site 2, this parcel is currently underutilized and having an environmental assessment and remediation work performed will assist the Town in its gateway development efforts. This site is primarily a vacant field; however, a small section of the field (approximately 0.38 acres) is currently incorporated as a part of the Food Lion parking lot.

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

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

The Town plans to develop Site 1 as additional open and recreational space and to rezone Sites 2 and 3 allowing for redevelopment as mixed-use development, creating private investment and jobs. The Town of Cramerton values strategic growth and has put into place a variety of land use and small area plans to set the vision and lead the community in its revitalization and future growth – with a focus on the creation of new jobs and recreation space. These plans include the 2011-2031 Land Use Plan, the 2020 Parks and Recreation Master Plan, the comprehensive pedestrian, bicycle, and greenway plans, as well as Small Area Plans focusing on key areas of redevelopment, such as the Market Street Area Plan. The 2011-2031 Land Use Plan specifically mentions the need to identify land for parks and open space (pg. 51), the proposed revitalization use of the former water treatment plant. In addition, the Town’s Future Land Use Map identifies the Site 1 parcel as “Community Facilities,” which incorporates parks and open space. Furthermore, the recent Parks and Recreation Master Plan specifically mentions this parcel and the desire to create a nature-based park known as Mayflower Meadows (pg. 79). The other priority sites are both included in the Market Street Small Area Plan which focuses on property near the intersection of Market Street and Wilkinson Boulevard. The Small Area Plan completes the analyses and urban planning work proposed in the Build a Better Boulevard Corridor Study completed in 2015. This intersection was identified for additional study because of its significance along the Corridor. The intersection provides direct access to the downtowns of both the Town of Cramerton and the Town of McAdenville and serves as a major gateway for visitors entering the area. The plan calls for rezoning to unlock redevelopment opportunities for adjoining properties and for a combination of retail and mixed-use development on these sites, creating jobs and private investment. Developers and investors will also be incentivized by Opportunity Zone tax credits and the NC brownfields tax incentive program.

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

As a result of this reuse strategy, approximately 20 acres of new open and recreational space will be created on the former Water Treatment Plant site and directly connect to the Town’s greenway system. This open and recreational space will be adjacent to an existing disadvantaged community comprised of low-to-moderate income households. This redevelopment is also located within approximately one mile of the Baltimore Community, a historic African American community. The 20 acres of open space and recreational amenities will improve quality of life for the low-to-moderate households and historic community of color nearby. In addition, redevelopment will occur creating new mixed-used developments on Sites 2 and 3. This private investment will lead to job creation and increased property values and tax base, further improving the quality of life. In addition, creating
a site inventory with additional sites, analyzing current market demand, and conducting in-depth planning and feasibility for mixed-use residential and commercial development will aid the Town in its redevelopment strategies. An additional activity includes research into potential solar energy projects on all three sites, particularly rooftop solar panels that could provide power to these districts and assist in recruitment of the technology industry, which is a goal of the land use plan. The limited land base of the Town makes the revitalization of these sites even more important as there are limited sites for redevelopment and job creation.

Strategy for Leveraging Resources
1.c.i. Resources Needed for Site Reuse
Cramerton has already committed the resources needed to develop the Wilkinson & Market Small Area Plan which details the site reuse and redevelopment of Sites 2 and 3. The Town will work with the Gaston County Economic Development Commission and regional and state partners (NCEDP) to market the site and attract developers and private investment. In addition, the Town will work with federal, state and local/private funding resources to leverage as much funding as possible. The Town will request $500,000 from the North Carolina Parks and Recreation Trust Fund for assistance in developing recreational amenities on Site 1. Federal resources such as the Economic Development Administration may fund extension or upgrade of infrastructure and workforce development initiatives. Similarly, USDA has several funding programs to assist communities with various supports to business development such as capitalization of loan funds or technical assistance. The North Carolina Department of Commerce administers programs to assist local governments in economic development, such as CDBG-Economic Development to extend infrastructure, and the Small Business and Entrepreneurial Program that catalyzes small businesses. The Golden LEAF Foundation grants economic development initiatives through their Open Grants program, which supports job creation or retention initiatives, workforce development programs, and infrastructure. Finally, North Carolina offers prospective developers of brownfields a property tax incentive (§105-277.13). The future developers of Site 2 and 3 would likely participate in this tax incentive program, as well as the Opportunity Zone tax incentives.

1.c.ii. Use of Existing Infrastructure
All of the priority sites and the community are served by either Town-maintained or NCDOT roads and regional water and sewer utilities, as well as regional electricity lines. No additional resources are anticipated to be needed at this time, although Site 1 may benefit from an additional public access road in the future. In addition, the existing infrastructure will support the new development by connecting low-to-moderate income households with new recreation and open space and potential new employment opportunities in the redevelopment area. The utility and road infrastructure already in place near Wilkinson Boulevard will be attractive to potential developers and will encourage investment and future job creation.

2. Community Need and Community Engagement
2.a. Community Need
2.a.i. The Community’s Need for Funding
The Town has suffered many setbacks with the closing of the original mill as well as the textile industry’s decline. The Town’s economic hardships, as well as its small population (4,312 residents) and lack of tax base, make it nearly impossible to provide funding to carry out these environmental assessments and subsequent reuse of the target area. In addition, historic flooding of the South Fork Catawba River in June of 2019 and February of 2020 has put an additional strain on the community and the Town’s limited financial resources. The Town has been diligent in planning for growth and economic revitalization; however, the Town needs assistance to put these plans into action. See the chart below using data from the 2018 ACS 5-year estimates for additional demographic data illustrating the community need. The specific census tract data for this project area has been included as it more accurately reflects the poverty rate, median housing value, and median household income for the Town’s redevelopment area.

1 [https://www.ncleg.net/EnactedLegislation/Statutes/PDF/BySection/Chapter_105/GS_105-277.13.pdf](https://www.ncleg.net/EnactedLegislation/Statutes/PDF/BySection/Chapter_105/GS_105-277.13.pdf)
2.a.ii. Threats to Sensitive Populations

(1) Health or Welfare

Like many small mill towns in North Carolina, Cramerton has struggled with poverty and a lack of economic opportunities. Sensitive populations, such as children and low-income communities, have also struggled with 61% of Gaston County students qualifying for free and reduced lunch, as compared to the State average of 57%. 24.5% of the Town’s population is under 18 years old and 13% of the Town’s population is 65 years and over. Minorities make up approximately 11% of the Town’s population; however, within a 1-mile radius of the target area people of color make up 16% of the population. A low-to-moderate income neighborhood is located within the target area and is adjacent to Priority Site 1. Per capita income within this 1-mile radius is $32,735 as compared to the Town’s per capita income of $39,932. The recreational facilities created as a result of this project will assist the youth and elderly in the community by providing much needed recreational space, encouraging a healthier lifestyle. In addition, the planned economic redevelopment that will occur as a result of this project will directly benefit the low-to-moderate income neighborhoods adjacent to these sites, increase the Town’s property tax base and provide the Town with additional revenues to better address the health impacts affecting sensitive populations, such as additional recreational facilities adjacent to the Project Area.

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

According to the Robert Wood Johnson Foundation, Gaston County ranks 71st out of 100 counties in terms of overall health outcomes. According to the North Carolina State Center for Health Statistics, heart disease and cancer were the leading causes of death in 2017. 2 Chronic exposure to heavy metals, a potential environmental concern for these sites, is linked to causing cancer. In addition, 30% of the population reported physical inactivity, as compared to the statewide average of 24%. Thirty-three percent of adults are also obese, as compared to the statewide average of 30%. Adding greenway and recreational opportunities at the former water treatment plant site will improve the overall physical activity and health of the community. 3 Finally, Gaston County has a higher rate of chronic lower respiratory disease than in North Carolina or the United States with chronic lower respiratory disease accounting for 7.4% of all deaths in Gaston County in 2017, as compared to North Carolina (5.9%) 4 or the United States (5.7%) 5. Conditions within former mill operations (including asbestos and residual particulates) may have contributed to these respiratory conditions. In addition, the EPA’s EJSCREEN tool shows the regional percentile of ozone at 93%, as compared to the State (75%) and the United States (70%). Induction of respiratory symptoms, decrements in lung function, and inflammation of airways are all effects of breathing ground-level ozone. The Town plans for any industrial impacts increasing the rates of cancer and chronic lower respiratory disease to be identified during the assessment phase.

(3) Promoting Environmental Justice

5 https://www.medicalnewstoday.com/articles/282929.php#chronic-lower-respiratory-disease
An income disparity exists in the target area that can be linked back to the area’s past reliance on the textile industry. The neighborhoods adjacent to the water treatment plant site and below the Market Street Corridor include low-to-moderate income families with disproportionate rates of diversity and economic distress leading to a lack of environmental justice. Based on the age of the residences in the area, levels of lead-based paint and asbestos-containing building materials are environmental concerns. In addition, while the average single-family residential home in Cramerton has a value of $240,584, the residential areas immediately adjacent to these priority sites have an average value of $98,702, significantly less than the Town as a whole. In addition, while the neighborhoods adjacent to the target area represent 1.26% of the land area of the Town, this same area represents roughly 20% of all code enforcement cases. Environmental consequences from these textile operations, most of which no longer exist, have left residents in economic despair with poor health and potentially hazardous brownfield sites. This project promotes environmental justice by identifying and reducing these threats. Redeveloping these properties with mixed-use development will increase property values on these specific parcels, as well as in the surrounding low-to-moderate income neighborhoods, spurring additional development. In addition, providing recreational and open space will improve the overall health and quality of life for these economically impoverished neighborhoods.

2.b. Community Engagement

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

Cramerton is committed to cooperation and coordination between local partners. In order to best engage the community, the Town has identified the following community partners. The Town also plans to use the Cramerton Community Committee, an already established citizen committee, as a grassroots group to assist with community outreach.

<table>
<thead>
<tr>
<th>Partner Name</th>
<th>Point of Contact</th>
<th>Specific Roles</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gaston County Economic Dev. Corporation</td>
<td>Steve Nye</td>
<td>Community outreach, econ. redevelopment planning, infrastructure investment, leveraging funds</td>
</tr>
<tr>
<td>Greater Gaston Development</td>
<td>Mark Cramer</td>
<td>Economic redevelopment planning, infrastructure investment, leveraging funds</td>
</tr>
<tr>
<td>Montcross Chamber of Commerce</td>
<td>Ted Hall</td>
<td>Econ. redevelopment planning, recreation and land planning, leveraging funds</td>
</tr>
<tr>
<td>Cramerton Historical Society</td>
<td>Jeff Ramsey</td>
<td>Community outreach, Site identification</td>
</tr>
<tr>
<td>Cramerton Community Committee</td>
<td>Wendy Cauthen</td>
<td>Community outreach, economic redevelopment planning, site identification</td>
</tr>
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2.b.iii. Incorporating Community Input
The Town has included funding in its application to conduct a comprehensive public outreach campaign tailored to the specific needs of Cramerton. The Town incorporated community engagement into the identification of the priority sites during its visioning process for this application. A request for community input on the proposed sites and the potential brownfields application was previously announced at the Board of Commissioners November 21, 2019 meeting, along with multiple postings on the Town website and social media outlets. With assistance from the partners listed above, the Town will continue to incorporate community input moving forward. The Town will host at least eight public meetings and two community
planning charrettes to continue stakeholder engagement and gather ideas and input on site selection and prioritization. The public will also have an opportunity to provide feedback and suggestions on initial reuse concepts and recreation amenities. These meetings will be advertised on both the Town and partner websites, as well as in the local paper and on social media to ensure that the entire community has an opportunity to provide input. Four meetings will be held throughout the first year to discuss the goals, initial planned activities, and the project schedule. Input for additional site selection will also be collected and discussed during these initial meetings. Following the first year, two meetings will be held each year to share progress and continue soliciting input. The Town will engage target area residents, business owners, and community advocates during this process. Personal invitations will also be sent to residents directly impacted by priority sites. Regional developers will be contacted to raise awareness of the reuse opportunities of the priority sites. When developers are identified, they will attend public meetings to describe their plans for redevelopment. Municipality staff will maintain stakeholder input for use as a reference when determining assessment and redevelopment priorities. Due to the uncertainty regarding the COVID 19 pandemic, virtual meeting options will be included using online meeting platforms. In addition, to ensure the Town can receive input from those less comfortable with virtual platforms, the Town will also utilize phone calls and flyers to solicit input.

3. Task Descriptions, Cost Estimates and Measuring Progress
3.a. Description of Tasks/Activities and Outputs
3.a.i, 3.a.ii, and 3.a.iii. Project Implementation, Project Involvement, and Project Roles

<table>
<thead>
<tr>
<th>Task 1: Program Management</th>
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<tbody>
<tr>
<td>i. Project Implementation:</td>
</tr>
<tr>
<td>• Discussion of EPA-funded tasks/activities for the priority site: This task includes monthly progress meetings, EPA quarterly and annual reporting, DBE and ACRES reporting, procurement of an administrative and environmental services firm, compliance with procurement and regulatory requirements, community outreach assistance, travel to the National Brownfields Conference, and records management.</td>
</tr>
<tr>
<td>• Discussion of EPA-funded tasks/activities for non-priority site: Program management will be the same for priority and non-priority sites.</td>
</tr>
<tr>
<td>ii. Anticipated Project Schedule: Program Management will begin with Q1 of the project and continue throughout the life of the project (Q12).</td>
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<tr>
<td>iii. Task/Activity Lead: Planning Director, with assistance from administrative services firm</td>
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<tr>
<td>iv. Outputs: Project reporting, compliance documents, and attendance at the National Brownfields Conference and other staff learning opportunities to increase knowledge of redevelopment strategies</td>
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<tr>
<th>Task 2: Community Outreach</th>
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<tr>
<td>i. Project Implementation:</td>
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<tr>
<td>• Discussion of EPA-funded tasks/activities for the priority site: This task includes kickoff meetings to introduce community members to the project and ongoing community outreach events, meetings, and materials for the duration of the three-year project, as well as a summary of community input in the final assessment and strategy document. This task includes eight community meetings (four in year one and two each in years two and three), pre-and post-surveys, and two community charrettes.</td>
</tr>
<tr>
<td>• Discussion of EPA-funded tasks/activities for non-priority site: Community outreach will be the same for both priority and non-priority sites.</td>
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<tr>
<td>ii. Anticipated Project Schedule:</td>
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<tr>
<td>• One community meeting per quarter for the first year of the project with a kickoff meeting beginning in Q1 of the project. The four meetings in the first year will focus on sharing goals of the project and</td>
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soliciting input from the community.

- Two community meetings will be held between Q5-Q8. These meetings will provide updates to the community and seek input.
- Two community meetings will be held between Q9-Q12. These meetings will provide project updates and seek input from the community.

### Task 3: Planning/Assessment – Completion of Site Inventory/Prioritization & Plans

#### i. Project Implementation:
- Discussion of EPA-funded tasks/activities for the priority site: Priority sites will be included in the site inventory. Research on the sites will be conducted. This task also includes the preparation of a market analysis and site reuse assessment for at least two of the identified priority sites.
- Discussion of EPA-funded tasks/activities for non-priority site: Identification of any additional non-priority sites as a part of the Site Inventory and Prioritization. Research and information regarding the non-priority sites will be conducted. The site inventory will be prepared using information from the community outreach process as well as site-specific and community data.

#### ii. Anticipated Project Schedule:
- Site Inventory and prioritization will begin in Q2 and be completed by Q4.
- Market analysis and site reuse assessment will take place from Q4-Q6 of the project.

#### iii. Task/Activity Lead: Planning Director, with assistance from environmental services firm

#### iv. Outputs: Site Inventory & Prioritization Report showing all identified potential sites with potential contaminants and affected populations identified; Market Analysis and Site Reuse Assessment on at least two of the identified priority sites.

### Task 4: Phase I ESA

#### i. Project Implementation:
- Discussion of EPA-funded tasks/activities for the priority site: This task includes preparation of Phase I ESA Reports for all three priorities sites: Site 1 Water Treatment Plant; Site 2 Former Hotel Site and Site 3 Lot Contiguous to Food Lion Shopping Center. The Phase I ESAs will be prepared in accordance with the guidelines set forth in Standards and Practices for All Appropriate Inquiries (Title 40 of the Code of Federal Register (CFR), Part 312); Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (American Society for Testing and Materials (ASTM) Standard E-1527-13). ESAs will be compliant with ASTM E1527-13, which meets EPA’s latest All Appropriate Inquiry standard.
- Discussion of EPA-funded tasks/activities for non-priority site: This task includes the completion of Phase I ESA Reports for four sites to be identified during the Site Inventory.

#### ii. Anticipated Project Schedule:
- Phase I ESA activities will commence once preliminary discussions with EPA have been conducted and property owners’ permissions have been received. The Town anticipates conducting Phase I ESAs on the identified priority sites beginning in Q2 of the project.
- Phase I ESAs for non-priority sites will begin after the site inventory in Q4.

#### iii. Task/Activity Lead: Environmental Services Firm, with assistance from Planning Director and staff. The environmental services firm will serve as the lead for this task because of the technical expertise needed to complete the ESA.
iv. Outputs: Phase I ESA Reports conducted on at least 7 sites.

Task 5: Phase II ESA

i. Project Implementation:
   - Discussion of EPA-funded tasks/activities for the priority site: This task includes preparation of Phase II ESAs on all three priority sites. Preliminary planning activities will include generic Quality Assurance Project Plans (QAPPs), site-specific Health and Safety Plans (HASP), and Sampling and Analysis Plans (SAP). As appropriate, the Phase II ESAs will assess suspect site conditions via laboratory analysis of soil, surface water, sediment, and/or groundwater samples, asbestos and/or lead samples, and summarize results with recommendations for further action, if warranted.
   - Discussion of EPA-funded tasks/activities for non-priority site: Based on Phase I ESA results, sites will be evaluated to determine which require Phase II ESAs. Up to three Phase II ESAs will be conducted on the non-priority sites in a similar manner as the priority sites.

ii. Anticipated Project Schedule:
   - Phase II ESA services are anticipated to begin on Priority Site 1 within Q3.
   - Phase II ESA services are anticipated to begin on Priority Sites 2 and 3 within Q5.
   - Phase II ESA services for the remaining identified sites will be contingent upon the types, levels and extent of contamination identified and will begin in Q6.

iii. Task/Activity Lead: Environmental Services Firm, with assistance from Planning Director and staff. The environmental services firm will serve as the lead for this task because of the technical expertise needed to complete the ESA.

iv. Outputs: Phase II ESA Reports conducted on up to 6 sites.

Task 6: Cleanup and Site Reuse Planning

i. Project Implementation:
   - Discussion of EPA-funded tasks/activities for the priority site: This task includes collection of all environmental and community information into reuse and cleanup plans for all three priority sites. These plans will be based on Phase II results for each site and include a Remedial Action Plan and Analysis of Brownfields Cleanup Alternatives (ABCA). These plans include evaluation of remedial actions based on cost, feasibility, and effectiveness in protecting human health and environment.
   - Discussion of EPA-funded tasks/activities for non-priority sites: Two non-priority sites will also be included in the reuse and cleanup plan.

ii. Anticipated Project Schedule: The cleanup and site reuse planning will begin in Q9 and be complete by Q12.

iii. Task/Activity Lead: Environmental Services Firm, with assistance from Planning Director and staff. The environmental services firm will serve as the lead for this task because of the technical expertise needed.


The Town anticipates the following outcomes as a result of the activities proposed under this grant: a) clear remediation strategies for at least five sites within the Town’s jurisdiction totaling approximately 36 acres; b) increased community knowledge of redevelopment of brownfields sites, measured by surveys; c) increased staff knowledge and training to better carry out future brownfields redevelopment (particularly from interaction with professional firms and attendance at the National Brownfields Conference); and d) economic data from the site reuse assessments, market analysis reports, and the cleanup plan which supports investments from public and private sector partners into redevelopment programs.
### 3b. Cost Estimates

Task 1 - Program Management: $19,500

This task includes $14,500 for contractual program management as well as the cost of two persons (one being the Planning Director) attending the National Brownfields Conference (estimated at $1,250 per person for airfare/vehicle charges, $600 per person for four nights’ lodging, and four days of per diem and incidental costs at $650 each). This does not include staff time which is provided by the Town in-kind.

Task 2 – Community Outreach: $26,000

The estimate includes $25,000 in outreach services provided by an outside firm (estimated at 40 hours per quarter for twelve quarters). The estimate also includes $1,000 for the cost of travel, printing, and supplies for meetings. This estimate does not include staff time which is provided by the Town in-kind.

Task 3 – Planning/Assessment - Completion of Site Inventory/Prioritization & Plans: $20,000

This task includes $5,000 for completion of the site inventory and prioritization and $15,000 for the preparation of a market analysis and site reuse assessment for two identified sites ($7,500 each).

Task 4 – Phase I ESA: $35,000

This task includes contracted services for 7 Phase I ESAs to be completed on identified sites for $5,000 each.

Task 5 – Phase II ESA: $160,000

This task includes $100,000 for a Phase II on Priority Site 1 (QAPP, SAP, soil, surface water, sediment, and/or groundwater samples, asbestos and/or lead samples analysis), $15,000 each for Priority Sites 2 and 3, as well as an additional $30,000 for Phase IIs on additional identified sites.

Task 6 – Cleanup and Site Reuse Planning: $34,000

$34,000 for cleanup plans for five identified sites ($6,800 each).

### 3c. Measuring Environmental Results

The Planning Director will track the progress of the project by ensuring all reporting developments are completed on the ACRES website. In addition, the steering committee, made up of community partners, Town staff, and any outside firms needed, will also meet on a bi-monthly basis. During these meetings, staff will report on any developments, finding from assessments, and next steps in project implementation. The Town will also conduct evaluation activities including surveys, data collection and analysis, responsible procurement and management of contracted services; review of environmental planning and assessment; the number of acres and additional sites identified during the process; and a review of all findings with strategies for leveraging additional funds. Project tasks and deadlines will be tracked with shared Excel files and monthly and quarterly progress reports.
4. Programmatic Capability and Past Performance

4.a. Programmatic Capability

4.a.i. Organizational Capacity, 4.a.ii Organizational Structure, and 4.a.iii. Description of Key Staff

The Town of Cramerton employs the Council-Manager form of municipal governance. The council/manager system gives the mayor the role of presiding over board meetings and charges the manager with managing the business of the municipality under the direction of the council. The Town Manager is David Pugh, who has been with the Town of Cramerton since 2015, and the current Mayor is Will Cauthen. Mr. Pugh is an ICMA Certified Manager, has a Master of Public Administration and has over 10 years of experience managing in local government. Mr. Josh Watkins has been a Planning Director in the Charlotte region for 15 years and is certified as a Planner by the American Institute of Certified Planners, a Certified Zoning Official, and a Certified Floodplain Manager. The Town has a finance department and the Finance Director, Joel Lineberger, is a Certified Public Accountant that has been with the Town since 2010. The Town Manager will be responsible for overseeing the project, with assistance from the Planning Director and the Finance Officer. The Town will also utilize the services of the Town’s contracted attorney and CPA as needed.

4.a.iv. Acquiring Additional Resources

In 2014, the Town of Cramerton adopted a Town of Cramerton Fiscal Policy that set guidelines for the Town’s operating budget, accounting/financial reporting, cash management, long-term debt management, purchases for general operation, credit cards, and contracts. This policy complies with federal regulations and state law and enables the Town to receive, procure with, and utilize federal funds in compliance with all federal regulations. The Town’s Finance Director, Joel Lineberger, is a Certified Public Accountant that has been with the Town since 2010. Any outside firms that will be needed for the project will be procured in accordance with federal regulations and their work will be directly overseen by the Planning Director, Josh Watkins, and the Town Manager, David Pugh. The procurement of an administrative firm will allow the Town Manager and Planning Director to provide oversight while adding administrative capacity to our limited staff for implementation.

4.b. Past Performance and Accomplishments

4.b.i. The Town of Cramerton has not received an EPA grant award.

4.b.ii The Town of Cramerton has received Federal Loan and Grant funding in the past two decades for multiple, highly successful projects that have helped Cramerton grow local services and improve the quality of life for citizens in our region of significant growth. Facilities projects (USDA Loans): 1.) Cramerton received $533,000 in USDA Loans for a new Cramerton Public Works Facility in 2007. This new facility improved public works services to Cramerton citizens, especially considering population growth and the retention and hiring of public works employees with the increase in services. 2.) In 2012 Cramerton received $1,440,000 of USDA Loans for the renovation and expansion of the Town Hall and Police Building. The expansion included a new section with a new governing board chamber and administration/finance staff offices. These two additions are especially vital for an updated, modern facility that is welcoming to the public for both day-to-day citizen – staff service interaction and a larger board chamber for public meetings. This loan funding also preserved a vital part of Cramerton’s rich mill history as the Cramerton Town Hall Building is the former administrative headquarters for Burlington Mills.

Recreation projects (USDA Loans): Cramerton received $1,000,000 in 2015 for the pedestrian bridge to Goat Island Park. Goat Island Park has been a transformative recreation project as it allows Cramerton to fully capture the benefits of being a river community and all of the healthy, outdoor activities along with spurring local businesses with eco-tourism. Furthermore, in the nearly 5 years since it was constructed with USDA Loans, the Goat Island Pedestrian Bridge has become iconic as “one of the most photographed locations in Gaston County.” The bridge not only allows pedestrian and bicycle access to Goat Island, but has been an influential subject in the art community with activities such as local outdoor painting classes, subject photography, and even weddings! This is a prime example of how Cramerton has leveraged Federal USDA Loans across the public benefit spectrum from service functionality to outdoor activity/eco-tourism to artesian stewardship and influence. All grants are either open and on schedule or closed on time with all required reporting and workplan deliverables met and all funds expended in accordance with federal/state regulations.
TOWN OF CRAMERTON, NORTH CAROLINA EPA BROWNFIELDS APPLICATION
THRESHOLD CRITERIA

1. ** Applicant Eligibility:** As a local government entity, the Town of Cramerton affirms its eligibility for funding.

2. ** Community Involvement:** Cramerton incorporated community engagement into the site selection and visioning process. There was a request for input and public comment announced at the Board of Commissioners November 21, 2019 meeting, as well as multiple postings on the Town website and social media outlets. The Town will continue to engage and involve community members during the community planning and outreach process and will utilize public input to shape the final assessment plan and strategy.

<table>
<thead>
<tr>
<th>Partner Name</th>
<th>Point of Contact</th>
<th>Specific Roles</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gaston County</td>
<td>Juan Garcia</td>
<td>Community Outreach, Site assessment, identification, community outreach, leveraged funds</td>
</tr>
<tr>
<td>Gaston County Economic Development Corporation</td>
<td>Steve Nye</td>
<td>Community Outreach Economic redevelopment planning, infrastructure investment, leveraged funds, technical assistance</td>
</tr>
<tr>
<td>Greater Gaston Development Corporation</td>
<td>Mark Cramer</td>
<td>Economic redevelopment planning, infrastructure investment, leveraged funds</td>
</tr>
<tr>
<td>Montcross Chamber of Commerce</td>
<td>Ted Hall</td>
<td>Economic redevelopment planning, Recreation and land planning, leveraged funds</td>
</tr>
<tr>
<td>Cramerton Historical Society</td>
<td>Jeff Ramsey</td>
<td>Community Outreach, Site identification</td>
</tr>
<tr>
<td>Cramerton Community Committee</td>
<td>Wendy Cauthen</td>
<td>Community Outreach, economic redevelopment planning, Site identification</td>
</tr>
</tbody>
</table>

The Town has included funding in its application to conduct a comprehensive public outreach campaign tailored to the specific needs of Cramerton. With assistance from the partners listed above, the Town will continue to incorporate community input moving forward. The Town will host at least eight public meetings and two community planning charettes to continue stakeholder engagement and gather input on site selection and prioritization. These meetings will be advertised on both the Town and partner websites, as well as in the local paper and on social media to ensure that the entire community has an opportunity to provide input. Four meetings will be held throughout the first year to discuss the goals, initial planned activities, and the project schedule. Input for additional site selection will also be collected and discussed during these initial meetings. Following the first year,
two meetings will be held each year to share progress and continue soliciting input. The Town will engage target area residents, business owners, and community advocates during this process. Personal invitations will also be sent to residents directly impacted by priority sites. Regional developers will be contacted to raise awareness of the reuse opportunities of the priority sites. When developers are identified, they will attend public meetings to describe their plans for redevelopment. Municipality staff will maintain stakeholder input for use as a reference when determining assessment and redevelopment priorities. Due to the uncertainty regarding the COVID 19 pandemic, virtual meeting options will be included using online meeting platforms. In addition, to ensure the Town can receive input from those less comfortable with virtual platforms, the Town will also utilize phone calls and flyers to solicit input.

3. **Named Contractors and Subrecipients:** Contractor has not yet been procured. The Town will follow all federal procurement regulations when procuring contractors.

4. **Expenditure of Existing Grant Funds:** The applicant affirms it does not have an active EPA Brownfields Assessment or Multipurpose Grant.