1. **Applicant Identification:** City of Camden  
    1000 Lyttleton Street  
    Camden, South Carolina 29020

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

3. **Location:**  
   a. City of Camden  
   b. Kershaw County  
   c. State of South Carolina

4. **Target Area and Priority Site/Property Information:**  
   Community-wide Assessment Grant  
   Target Area: Mill Street Group Properties  
   Census Block Group: 450559708004  
   Target Sites:  
   992 Mill Street  
    Camden, SC 29020  
   1000 Mill Street  
    Camden, SC 29020  
   1012 Mill Street  
    Camden, SC 29020  
   113 Dekalb Street  
    Camden, SC 29020  
   115 Dekalb Street  
    Camden, SC 29020  
   117 Dekalb Street  
    Camden, SC 29020  
   121 Dekalb Street  
    Camden, SC 29020
709 Mill Street  
Camden, SC 29020 

711 Mill Street  
Camden, SC 29020 

203 York Street  
Camden, SC 29020 

211 York Street  
Camden, SC 29020 

Target Area: Dekalb Street Properties  
Census Block Group: 450559708006  
Target Sites:  
Polson Auto Repair  
1009 West Dekalb Street  
Camden, SC 29020 

Mona Lisa Motel  
1011 West Dekalb Street  
Camden, SC 29020 

5. Contacts  
Project Director:       Chief Executive/Highest Ranking Official:  
Susan Sale               Mel Pearson  
Economic Development Director  
City of Camden               City Manager  
PO Box 7002                  City of Camden  
Camden, SC  29021            PO Box 7002  
(803) 432-2421             (803) 432-2421  
ssale@camdencsc.org                mpearson@camdencsc.org 

6. Population:  
City of Camden Population:  7,788  
(2020 Decennial Census)
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>1</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>
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<tr>
<td>The priority site(s) is adjacent to a body of water (i.e., the border of the</td>
<td>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></td>
</tr>
<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 included
November 12, 2021

Brian Gross
Region 4 Brownfields Coordinator
United States Environmental Protection Agency
Resource Conservation and Restoration Division
61 Forsyth Street SW
Atlanta, Georgia 30303-8960

RE:    EPA Brownfields Community-Wide Assessment Grant
       City of Camden, South Carolina

Dear Mr. Gross:

The South Carolina Department of Health and Environmental Control, the State’s environmental
authority, acknowledges and fully supports the City of Camden’s application for a community-
wide Brownfields Assessment Grant. The grant will focus on Brownfields sites to coordinate
with ongoing downtown redevelopment initiatives.

The Department appreciates your consideration of the application and hopes for a favorable
outcome. Your positive response will assist the City in its efforts to revitalize properties in the
community. If you have any questions or need additional information, please contact Robert
Hodges of my staff at (803) 898-0919.

Sincerely,

[Signature]

Henry Porter, Chief
Bureau of Land and Waste Management

cc:    Liz, Basil, BEHS
       Robert Hodges, Manager, Brownfields Program
1. **PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION**

a. **Target Area and Brownfields**

i. **Background and Description of Target Area**

Located northeast of South Carolina’s capital, the City of Camden was founded in 1732 as a settlement along the Wateree River on the very edge of the new world’s frontier wilderness. The town grew as a trading post, revolutionary war camp for the British, and trading center for milled wheat and cotton. The railroad came to Camden in 1848 and with it mills and industry. Over the next century, Camden’s industrial growth included the numerous manufacturers and mills which capitalized on the natural resources (cotton fields) surrounding the city. As the global economy changed over time, numerous cotton and textile mills closed in Camden, leaving a devastated economy and brownfields in their wake. The closures and significant job losses that began taking place in the mid-1990s affected other local businesses, causing additional closures and creating more abandoned buildings in the downtown and commercial corridors. Now home to 7,788 people and covering 11 square miles, Camden maintains over 60 historic buildings in its National Historic District directory and is a popular tourist destination for equestrians, nature lovers, and history buffs. However, these brownfields properties blight key areas of the city and its access points, negatively impacting revitalization efforts and the historical tourism industry.

The City of Camden’s brownfield sites primarily exist south of DeKalb Street – the community’s main street running east-west – and around the Downtown District, whose heart is at the intersection of DeKalb and Broad Streets. DeKalb Street divides the community, with many poor and disadvantaged neighborhoods lying adjacent to these dilapidated and contaminated properties to the south while more affluent neighborhoods are located to the north. Thus, both of the Target Areas for this brownfield initiative are located south of DeKalb Street. The Target Areas are contained in US Census Tract 9708, which includes Camden’s downtown district.

ii. **Description of the Priority Brownfield Sites**

The City began taking steps to address these problematic properties and established a brownfields program in 2019. With assistance from the EPA in the form of a Community-wide Assessment Grant, the City worked with community partners to identify and prioritize properties for assessment, establish revitalization goals, and complete environmental assessments at key sites. However, much more work remains. Funding from this grant will allow the City to continue the successful brownfield program by focusing efforts on the following properties:

**Mill Street Group #1:** 992, 1000, 1012 Mill Street; 113, 115, 117, 119, 121 DeKalb Street

This group of contiguous former industrial properties located just east of downtown includes 8 properties held by 3 owners in an L shape on approximately 8 acres. The abandoned and underutilized facilities include a mechanics shop, a warehouse, an oil distribution center, a mill, and an electrical generation plant (coal) with numerous potential contaminants, including petroleum, polycyclic aromatic hydrocarbons (PAHs), and degreasing solutions. Most of these buildings have been vacant for 3-4 decades. These properties are a priority due to effects of their blight on Camden’s key roadway near downtown, impairing economic development efforts and our tourism industry. Just south of the site are low-income old mill residential properties. Little Pine Tree Creek lies to east with its flood plain crossing the southeastern corner of the adjacent wooded area.

**Mill Street Group #2:** 709, 711 Mill Street, 203, 211 York Street

This second group of contiguous former industrial properties lies just south of the previous group. A company used to work on electrical transformers at the ~5-acre site, and the risk for PCB contamination is high. The buildings remaining on the sites are in a dilapidated condition and most...
have been vacant for several decades. The sites are surrounded by single-family residential homes and also houses of worship.

**Dekalb Street Group: 1009, 1011 West Dekalb Street**

Located at the western entrance to Historic Camden, these parcels front Dekalb Street and share a rear property boundary with what was Old River Road and a former commercial shopping center/grocery store beyond. They include a former transmission shop with suspected underground storage tanks and a motel that, while operating, tends to attract illicit activities and exists in a state of disrepair. A portion of the motel property is in a federally-designated flood plain. As part of our current brownfield grant, a significant amount of assessment and redevelopment planning work was completed on the former commercial shopping center/grocery store, and it is now in the process of being revitalized into a $5 million commercial/retail destination that has created more than retail 85 jobs in 2021. Old River Road, which divides this new development from the parcels of interest has since been abandoned, and the developer is interested in acquiring the 0.42-acre, vacant auto repair shop and the 0.9-acre motel in order to complete the development with additional retail outbuildings. Concerns related to petroleum, various solvents, and asbestos are preventing the acquisition of these parcels and their inclusion in the overall development scheme.

Other brownfield properties within the target area include various other commercial properties, dry cleaning facilities, maintenance facilities, manufacturing plants, and gas stations. The City will address these other sites based on community prioritization and as funding allows.

b. **Revitalization of the Target Area**

i. **Reuse Strategy and Alignment with Revitalization Plans**

In 2019, the *City of Camden Comprehensive Plan 2028* was adopted by city ordinance. This plan calls for the diversification of the local economy, which would be facilitated by the redevelopment of key brownfields sites. The Plan also calls for commercial infill. Reusing former commercial buildings will remove blight while also “…strengthen[ing] the appeal of the downtown district and boost[ing] economic activity.” Camden has historically benefited from a strong tourism industry. Kershaw County saw 318,000 visitors in 2017\(^1\). These tourists were responsible for $8.4 million in payroll and $2.4 million in tax revenues – much of this centered on the City of Camden. The City hopes to encourage the growth of the tourism industry, infill commercial and multifamily residential properties, and create new jobs as brownfield sites are put back into productive use.

**Mill Street Group #1** - Recently a developer evaluated the main mill facility in this group of parcels as the potential site for the construction of 75 apartments, a project valued at $5 million. However, the Phase I Environmental Site Assessment (ESA) identified recognized environmental conditions (RECs) that scuttled the much-needed project. As part of the City’s *Retail and Entertainment Recruitment Study, 2018*, the need for affordable housing (apartments) for middle-class families was identified as a priority. The loss of the development of apartments on this former mill site was a significant disappointment to the City. The City intends to prepare this property and others for similar developments, but in order to do so, the environmental uncertainties must first be addressed.

**Mill Street Group #2** – Given both the location of this set of properties in a residential area and the need for affordable housing, the envisioned reuse of these parcels is a multi-family redevelopment that includes both market rate and affordable housing price points. In order for any housing development to occur, the properties must first be assessed to ensure they are safe for the

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\(^1\) City of Camden Comprehensive Plan 2028
future intended reuse.

**Dekalb Street Group** – As previously mentioned, this set of contiguous parcels abuts an ongoing multi-million-dollar brownfields redevelopment (ACRES ID 244350). What was once an abandoned grocery store and adjacent strip of commercial properties is being transformed. A big-box discount retail establishment opened last month with 65 regular full-time employees, and a gym/fitness center is set to launch later this month with an additional 20 full-time jobs. To complement this revitalization, the developer is planning to add several outbuildings for tenants that will include an indoor play-place/gym for children and families, a ‘food haul’ space for local food truck proprietors to have physical retail space, and an outdoor outfitter store. In order to fully realize this goal, however, additional land is required. The assessment and potential cleanup of these additional parcels will prepare them for inclusion in the redevelopment.

**ii. Outcomes and Benefits of Redevelopment Strategy**

The disadvantaged communities surrounding our target areas have significantly more percentages of minority residents, low income population, and those living below the poverty threshold (see Section 2.a.i.). Putting the priority brownfields back into productive use as commercial infill or new multifamily residential investment will reverse this negative trend and provide new housing opportunities, create jobs for our disadvantaged residents, bring more people to the downtown, increase accessibility, and remove blight. Once the environmental issues are addressed, the Mill Street Groups #1 and #2 could attract $5 million in investment each for the construction of much-needed new, energy efficient, multifamily housing. The continued development of the commercial/retail destination along Dekalb Street will attract an additional $2 million in investment and will remove the final parcels of blight along a major arterial roadway into Historic Camden. These efforts will strengthen the community’s economic diversity and resiliency and help facilitate the creation of much-needed housing options for community members and remove blight that negatively impacts the tourism industry – a main source of jobs for many lower income residents.

**c. Strategy for Leveraging Resources**

**i. Resources Needed for Site Reuse**

The City of Camden is eligible for many federal and state grant funds which will assist in redeveloping sites, including federal Community Development Block Grants (CDBG), Department of Transportation Discretionary Grants (RAISE-BUILD-TIGER), and Historic Revitalization Subgrant Program (HRSP). State grants and incentives include but are not limited to Rural Infrastructure Authority (RIA), Tourism Advertising Grant (TAG), SC Abandoned Buildings Revitalization Act’s $250,000 tax credit for buildings abandoned for 5 years or more, the SC Textile Communities Revitalization tax credits, the SC Retail Revitalization tax credits, among others.

For example, potential developers of the Mill Street Group #1 and Mill Street Group #2 properties can leverage the Textile Communities Revitalization tax credits, which are based on rehabilitation expenses incurred when redeveloping a textile mill, ancillary buildings, or adjacent sites. Eligible activities include demolition, environmental remediation, site improvements, and new construction. Plus, a developer may leverage state and federal historic tax credits to renovate the historic brick structures on the Mill Street Group #1 properties. Developers of the Mill Street Group properties or the Dekalb Street properties can also take advantage of the incentives the City offers, which includes assistance with covering the cost of tap fees and utility hookups, compliance with ordinances, and support for frontage landscaping and appearance improvements. 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). If the developer enters into a VCC, in addition to the liability protections the VCC provides, they 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 also eligible for funding from the SC Department of Health and Environmental Control (SCDHEC) Brownfields Cleanup Revolving Loan Fund (SC BCRLF).

ii. **Use of Existing Infrastructure**

The clarification of environmental concerns at the priority brownfields sites will promote the reuse of properties and buildings. All of the priority brownfields sites have electric, water, and sewer access. If redeveloped, these properties would be ready for new commercial or residential use. The sites are located on the major highway corridors with sidewalks. Bike lanes are being added from the intersection at the Dekalb Street Group properties to a nearby eco-park. The old brick buildings along DeKalb Street in the Mill Street Group #1 are also very attractive, exhibiting trendy “vintage” brick facades most retailers are attracted to. Multiple developers who have expressed interest in the site desire to retain the facility’s facades, arches, and beautiful brickwork.

### 2. **COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

a. **Community Need**

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

The City of Camden is a small community of 7,778 residents (2020 Decennial Census). Residents of the Target Areas, particularly those adjacent to the priority sites, are largely disadvantaged communities characterized by low-income neighborhoods, trailer parks, and vacant housing properties. The following table compares data from the Target Areas to the City, county, and state. The data was pulled from the EPA’s EJScreen Mapping Tool, which uses the US Census 2018 ACS estimates. The data shows more than half of the families in the Mill Street Target Area live below the poverty level and 36% of families in the Dekalb Street Target Area live below the poverty threshold, while only 15.3% live in poverty in the City as a whole. The per capita income of residents in the Mill Street Target Area is a mere $16,096. The Dekalb Street Target Area has a per capita income of $11,514. These values are much less than the per capita income of $26,927 for the City, which is already less than the state’s. The City uses 96% of the budget for operating costs, 2% for debt payment, leaving only 2% to fund discretionary spending. With the small, low-income population, both the City and the target communities are unable to draw upon other initial sources of funding to complete the brownfield assessments.

<table>
<thead>
<tr>
<th>Demographic Data</th>
<th>Mill Street Target Area</th>
<th>Dekalb Street Target Area</th>
<th>City of Camden</th>
<th>Kershaw County</th>
<th>South Carolina</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Population</td>
<td>562</td>
<td>1,219</td>
<td>7,133</td>
<td>64,361</td>
<td>4,955,925</td>
</tr>
<tr>
<td>% People of Color</td>
<td>92</td>
<td>91</td>
<td>43</td>
<td>31</td>
<td>36</td>
</tr>
<tr>
<td>% Low Income</td>
<td>56</td>
<td>79</td>
<td>36</td>
<td>38</td>
<td>36</td>
</tr>
<tr>
<td>% Less Than High School Education</td>
<td>19</td>
<td>19</td>
<td>11</td>
<td>13</td>
<td>13</td>
</tr>
<tr>
<td>% Over age 65</td>
<td>30</td>
<td>13</td>
<td>24</td>
<td>18</td>
<td>17</td>
</tr>
<tr>
<td>Per Capita Income</td>
<td>$16,096</td>
<td>$11,514</td>
<td>$26,927</td>
<td>$24,253</td>
<td>$27,986</td>
</tr>
<tr>
<td>% Unemployed</td>
<td>16</td>
<td>2</td>
<td>3</td>
<td>4</td>
<td>6</td>
</tr>
<tr>
<td>% Renter Occupied Housing</td>
<td>41</td>
<td>27</td>
<td>24</td>
<td>18</td>
<td>31</td>
</tr>
</tbody>
</table>

1. Data from the EPA’s EJSCREEN mapper, 2014 – 2018 ACS Data; accessed November 2021
2. Data for Mill Properties Groups 1 and 2 is from Census Blockgroup: 450559708004
3. Data for Dekalb Street Properties is from Census Blockgroup: 450559708006

ii. **Threats to Sensitive Populations**

(1) **Health or Welfare of Sensitive Populations**
As the previous table demonstrates, the Target Areas are home to elevated sensitive populations, particularly elderly, low income, and persons of color. These populations are especially susceptible to the risks of exposure to environmental contamination, including the heavy metals, PAHs, PCBs, VOCs, SVOCs, solvents (including PCE and TCE), and petroleum contaminants suspected on the priority sites. Nearby residents, trespassers, and those living down-gradient are at risk to exposure from on-site contamination, groundwater plumes migrating off-site, and/or contaminated run-off. In addition, the Target Areas also have a higher percentage of residents with less than a high school education, a higher percentage of unemployed, and a higher percentage living in rented housing. Most of the homes constructed in our Target Areas are from aging housing stock, presenting ongoing maintenance and lead-based paint concerns.

Assessments under this project will allow the City to identify the actual risks on the sites and take actions to mitigate any potential threats to the health of the sensitive populations in the Target Areas and the communities as a whole. By facilitating the reuse of the priority sites, the project will improve the welfare of the Target Areas. Infill development will increase the density of vibrant commercial development, attracting a diverse array of stores and services at the entrance to the historic downtown, and creating jobs and affordable housing directly in the Target Areas – resulting in increased quality of life, and improved civic pride and downtown aesthetics. The investment in the Target Areas will lead to a safer environment for nearby residents and businesses. Improving the western entrance to downtown will remove blight and increase tourism, which will then amplify investment and spark future economic opportunity.

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

According to the data from the South Carolina Department of Health and Environmental Control (SCDHEC), the Zip Code covering Camden (29020) had a higher rate of emergency department (ER) visits due to asthma than Kershaw County and the state as a whole. In 2019 (latest available), Camden experienced a rate of 56 ER visits due to asthma per 10,000 residents, compared to only 14 per 10,000 residents for Kershaw County and 39 per 10,000 for South Carolina. Exposure to airborne particulates, such as wind-blown contaminated soils and asbestos from the deteriorating buildings on the priority sites, may contribute to and/or complicate asthma and other respiratory diseases. The SC Central Cancer Registry reports cancer incidence and deaths are higher than expected for Camden – 743 incidences observed vs. 686 expected and 335 deaths observed vs. 268 expected. In addition, Kershaw County is ranked 7th in the state for mortality due to lung/bronchial cancer. Exposures to PAHs and constituents of petroleum (known or suspected at several of our priority sites) have been linked to lung cancers, and even brief exposures to friable ACM can cause mesothelioma, a lung cancer. This project will help identify potential environmental hazards at the priority sites so appropriate measures can be taken to reduce exposure risks and the brownfield sites’ potential contributions to the greater incidences of asthma and cancer in the Target Areas.

(3) Promoting Environmental Justice

The EPA’s EJSCREEN demonstrates the impact of negative environmental factors in the target areas. Residents in the Mill Street Target Area are in the 92nd percentile in the US for people of color, the 91st percentile for lead-based paint, the 91st percentile for lead based paint, the 90th percentile for wastewater discharge, the 89th percentile for traffic proximity and volume, and the 76th percentile for ozone, NATA air toxics cancer risk, and the NATA respiratory hazard index. Similarly, residents in the Dekalb Street Target Area are in the 91st percentile for people of color, the 96th percentile for lead based paint, the 99th percentile for wastewater discharge, the 93rd percentile for ozone and air toxics cancer risk, and the 92nd percentile for NATA respiratory hazard
index and traffic proximity and volume. According to the 2018 ACS Census estimates, 55% of all persons live below the poverty threshold in the Mill Street Target Area, and 36% of all persons live below the poverty threshold in the Dekalb Street Target Area, compared to only 15% in the City. This indicates that disadvantaged members of the community are disproportionately impacted by the presence of brownfield properties. These figures reflect generational trends resulting from segregation (North of DeKalb Street – largely well-to-do whites vs. South of DeKalb Street – largely poor minorities), mill housing practices, and the unaddressed problem of blighted properties over the past half century. This project will benefit the disproportionately impacted populations in the Target Areas by first identifying, quantifying, and developing mitigation strategies for the environmental risks to community. Secondly, through the redevelopment of the sites, the environmental risks will be mitigated, while new investment will create jobs, raise property values, and provide new housing opportunities for the Target Areas.

b. Community Engagement

i. Community Involvement

<table>
<thead>
<tr>
<th>Partner Name</th>
<th>Point of contact</th>
<th>Specific role in the project</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community Medical Clinic</td>
<td>Susan Witkowski</td>
<td>The Community Medical Clinic will assist in building community and public support for the brownfields project, with an emphasis on health and safety issues.</td>
</tr>
<tr>
<td></td>
<td><a href="mailto:switkowski@cmcofkc.org">switkowski@cmcofkc.org</a></td>
<td></td>
</tr>
<tr>
<td></td>
<td>803-420-0271</td>
<td></td>
</tr>
<tr>
<td>Jaycee’s</td>
<td>Michael Wright</td>
<td>Jaycee’s will assist with communicating brownfield project details and updates and building public support for the initiative, including recruiting participants.</td>
</tr>
<tr>
<td></td>
<td><a href="mailto:mwright@thesavagefirm.com">mwright@thesavagefirm.com</a></td>
<td></td>
</tr>
<tr>
<td></td>
<td>843-421-2626</td>
<td></td>
</tr>
<tr>
<td>Bethel Pentecostal Holiness Church</td>
<td>Pastor Javin Proctor</td>
<td>The Church is located across York Street from Mill Street Group #2 properties in the Target Area. Many of the residents in the Target Area attend this church and will provide a location for community meetings.</td>
</tr>
<tr>
<td></td>
<td><a href="mailto:bwc@bwccamden.com">bwc@bwccamden.com</a></td>
<td></td>
</tr>
<tr>
<td></td>
<td>803-432-6220</td>
<td></td>
</tr>
<tr>
<td>Mt. Moriah Baptist Church</td>
<td>Dr. P. W. Wise, Pastor</td>
<td>The Church is located in the central portion of the City’s downtown historic district. The church will be a central location for community meetings.</td>
</tr>
<tr>
<td></td>
<td><a href="mailto:pmorihabaptistchurch@yahoo.com">pmorihabaptistchurch@yahoo.com</a></td>
<td></td>
</tr>
<tr>
<td></td>
<td>803.432.4454</td>
<td></td>
</tr>
<tr>
<td>Eat Smart Move More</td>
<td>Lori Arledge</td>
<td>ESMMKC will host a meeting for members to learn about the brownfields initiative with a particular interest in health issues for the community.</td>
</tr>
<tr>
<td>Kershaw County (ESMMKC)</td>
<td><a href="mailto:loriarledge@uwkc.net">loriarledge@uwkc.net</a></td>
<td></td>
</tr>
<tr>
<td></td>
<td>803-432-0951</td>
<td></td>
</tr>
<tr>
<td>Camden High School PTA</td>
<td>Lesley Corner, Principal</td>
<td>The HS is located near the Dekalb Street Group of targeted brownfields. The PTA will disseminate project updates to its members and will also recruit community members for participation at project meetings and input sessions.</td>
</tr>
<tr>
<td></td>
<td><a href="mailto:lesley.corner@kcdschools.net">lesley.corner@kcdschools.net</a></td>
<td></td>
</tr>
<tr>
<td></td>
<td>803-425-8930 ext. 3601</td>
<td></td>
</tr>
<tr>
<td>Kershaw County School Board</td>
<td>Maryanne Byrd</td>
<td>The Kershaw County School Board will disseminate project information to its members via the organization’s communication channels.</td>
</tr>
<tr>
<td></td>
<td><a href="mailto:Maryanne.byrd@kcdschools.net">Maryanne.byrd@kcdschools.net</a></td>
<td></td>
</tr>
<tr>
<td></td>
<td>803-432-8416 ext. 1229</td>
<td></td>
</tr>
<tr>
<td>Kiwanis Club &amp; Habitat for Humanity</td>
<td>Julie Trott</td>
<td>Both Kiwanis and Habitat for Humanity will host meetings for members to learn about the brownfields initiative.</td>
</tr>
<tr>
<td></td>
<td><a href="mailto:jtrott@truvista.net">jtrott@truvista.net</a></td>
<td></td>
</tr>
<tr>
<td></td>
<td>803-243-2044</td>
<td></td>
</tr>
<tr>
<td>Rotary Club</td>
<td>Johnny Deal</td>
<td>The Rotary Club will host a meeting for members to learn about the brownfields initiative.</td>
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<tr>
<td></td>
<td>803-427-0883</td>
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</table>

ii. Incorporating Community Input

The City of Camden will use the public involvement activities that were successful during implementation of the current brownfields grant and hold a series of Community Meetings, often in conjunction with other local government, business, and community meetings, on an approximate quarterly basis, or more frequently as needed. At these meetings, the project team will educate the community on brownfield redevelopment issues, provide updates on program status, and solicit
feedback and input. Due to the Covid-19 pandemic, these community meetings were held in a virtual format. We will continue to offer virtual/hybrid meetings in addition to in-person gatherings going forward. Two types of Community Planning Events are also planned for the program, which may be held in conjunction with regular community meetings. All public input and comments will be recorded, incorporated as appropriate, and responded to by the project team in a timely manner. At the special meetings, expert facilitators will work with community stakeholders to solicit specific inputs. Towards the start of the program, we will hold a planning event to review the inventory of brownfield sites, solicit feedback on additional properties and prioritize sites for redevelopment activities. After site assessment activities are underway, a second type of planning event will be held to gather input on site reuse concepts. We will share market data, environmental considerations, and other factors to discuss potential opportunities for each property – parking; entry/exit points; commercial, residential, and/or industrial reuse options; related job creation; greenspace/parks; multimodal transportation access; landscaping concepts; and, signage and frontage designs. We will also continue our Brownfields Program virtual presence on the City’s website and via social media that will include information about the program, program contact details, meeting announcements, and status updates. The web and social media content will be updated on a regular basis throughout the program period of performance. Meeting announcements and critical program updates will also be disseminated to the community through local media, including print (Chronicle Independent, Wateree News, Kershaw County Current, The Item, and/or The State), radio (WPUB 102.7 and Star Time 1590 AM), websites (www.cityofcamden.org and www.classicallycarolina.com), social media (Facebook, Twitter, Instagram, and e-blasts) and television (WIS, WOLO, and WLTX).

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Description of Tasks/Activities and Outputs

The following Work Breakdown Structure (WBS) outlines the various tasks and subtasks required to implement the 3-year brownfields project.

<table>
<thead>
<tr>
<th>Task 1: Project Management &amp; Reporting</th>
</tr>
</thead>
<tbody>
<tr>
<td>i. The City of Camden will track the project’s tasks, schedule, and budget; oversee the work of the selected brownfields contractor; and report on project activities and accomplishments to stakeholders. The Program Director will also attend relevant meetings, workshops and conferences sponsored by EPA and/or the SCDHEC or other Region 4 states. The work accomplished by the Program Director with the assistance of the contractor will include 12 Quarterly Reports, three annual Disadvantaged Business Enterprise Utilization reports, three Financial Status Reports, and updates in ACRES.</td>
</tr>
<tr>
<td>ii. Schedule: October 1, 2022 – September 30, 2025</td>
</tr>
<tr>
<td>iii. Task/Activity Lead: City Project Manager</td>
</tr>
<tr>
<td>iv. Outputs: 36 Project Team Meetings; 12 Quarterly Reports; 3 FFR and DBE forms; regular ACRES updates; 1 Final Performance Report</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Task 2: Community Outreach</th>
</tr>
</thead>
<tbody>
<tr>
<td>i. The City of Camden will use multiple distribution channels for communicating with the Target Area communities about the grant project, including local and regional newspapers, radio announcements, fact sheets and brochures, social media and public meetings. The goal of these efforts will be to inform the public of the grant activities and the progress being made to accomplish project objectives, educate impacted areas on the nature of brownfields redevelopment, and invite participation in establishing redevelopment priorities, community needs, and site reuse. The contractor will assist with the development of outreach materials and the facilitation of 12 quarterly meetings and 2 community meetings.</td>
</tr>
</tbody>
</table>
ii. Schedule: Oct 2022 – Sep 2025; Community Meetings every 3 months; release of project outreach materials begins in the 2nd quarter and will continue through the end of the project; other meetings anticipated quarterly.

iii. Task/Activity Lead: City Project Manager with support from Project Team

iv. Outputs: 12 Community Meetings, 6 print outreach materials; 1 webpage; 12 meetings with community groups, site owners, and/or developers

**Task 3: Site Assessments and Cleanup Planning**

i. The contractor will complete site assessments on sites identified as priorities for the community. Site Eligibility Forms will be completed for EPA approval, and petroleum determinations will be requested from SCDHEC. Phase I ESAs will be performed by the contractor in accordance with ASTM E1527-13 and the EPA All Appropriate Inquiry Final Rule. Phase II ESAs will be conducted by the contractor in accordance with ASTM E1903-19, after the approval of a Generic Quality Assurance Project Plan (QAPP) and Site-specific QAPPs (SSQAPPs). The contractor will also develop Health and Safety Plans (HASPs) prior to field work. ACM and LBP surveys will be completed for many of the older buildings on priority sites. Health Monitoring activities will not be conducted under this project. For sites with contamination, Analysis of Brownfields Cleanup Alternatives (ABCAs) will be developed to identify applicable remediation alternatives for the site based on potential reuse scenarios.

ii. Schedule: Generic QAPP in the 1st quarter; Phase I ESAs start the 2nd quarter and continue as funding allows until the 9th. ACM&LBP Surveys and Phase II ESAs start in the 3rd quarter after approval of QAPP and SSQAPPs and will continue as funding allows until the 10th. ABCAs will be completed after Phase IIs, anticipated to begin in the 5th quarter and continue through the 11th.

iii. Task/Activity Lead: Contractor with oversight from City Project Manager

iv. Outputs: 12 Phase I ESAs; 1 Generic QAPP; 8 SSQAPPs, HASPs, & Phase IIs; 8 ACM/LBP Surveys; 6 ABCAs

**Task 4: Redevelopment Planning**

i. Cleanup planning will be conducted for high-priority sites following the completion of the appropriate environmental assessment activity. This may include visioning sessions, limited market assessment to support redevelopment planning for sites, business recommendations and plan view design for sites, and a summary of strategies and suggested next steps for sites. The City will coordinate special community meetings to support these activities.

ii. Schedule: Reuse plans and market studies start in 5th quarter and continue through the 11th quarter.

iii. Task/Activity Lead: Contractor with oversight from City Project Director

iv. Outputs: 4 Site-specific Reuse Studies; 3 Market Studies

b. Cost Estimates

The following budget table summarizes the cost estimate for the brownfields program. On funding specifically used for assessment and cleanup planning activities at petroleum sites will be allocated to the petroleum budget (as show in the budget table).

<table>
<thead>
<tr>
<th>Categories</th>
<th>Task 1</th>
<th>Task 2</th>
<th>Task 3</th>
<th>Task 4</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Personnel</td>
<td>$9,600</td>
<td>$7,200</td>
<td>$3,600</td>
<td>$6,000</td>
<td>$26,400</td>
</tr>
<tr>
<td>Fringe Benefits</td>
<td>$1,603</td>
<td>$1,202</td>
<td>$601</td>
<td>$1,002</td>
<td>$4,408</td>
</tr>
<tr>
<td>Travel</td>
<td>$5,000</td>
<td>-$</td>
<td>-$</td>
<td>-$</td>
<td>$5,000</td>
</tr>
<tr>
<td>Supplies</td>
<td>-$</td>
<td>$3,600</td>
<td>-$</td>
<td>-$</td>
<td>$3,600</td>
</tr>
<tr>
<td>Contractual</td>
<td>$20,700</td>
<td>$23,700</td>
<td>$359,192</td>
<td>$57,000</td>
<td>$460,592</td>
</tr>
<tr>
<td>Total Direct Costs</td>
<td>$36,903</td>
<td>$35,702</td>
<td>$363,393</td>
<td>$64,002</td>
<td>$500,000</td>
</tr>
<tr>
<td>Total Indirect Costs</td>
<td>-$</td>
<td>-$</td>
<td>-$</td>
<td>-$</td>
<td>-$</td>
</tr>
<tr>
<td>Total</td>
<td>$36,903</td>
<td>$35,702</td>
<td>$363,393</td>
<td>$64,002</td>
<td>$500,000</td>
</tr>
</tbody>
</table>
FY2022 EPA Brownfields Assessment Grant Application
CAMDEN, SOUTH CAROLINA

TASK 1: PROJECT MANAGEMENT AND REPORTING:
Personnel: City staff time for oversight and reporting $50/hr x 16 hrs/qrst x 12 qtrs = $9,600
Fringe: 16.7% of Personnel Cost (16.7%x$9,600) = $1,603
Travel: 2 staff attend 1 regional workshops (2x1x$500/person); 2 staff attend national conference (2x$2,000/person) = $5,000
Contractual: 36 project team meetings (36x$325); 12 Quarterly Reports (12x$250); 1 final summary report ($3,000); quarterly ACRES updates (12x$250) = $20,700

TASK 2: COMMUNITY OUTREACH:
Personnel: City staff time for community meetings $50/hr x 12 hrs/qrst x 12 = $7,200
Fringe: 16.7% of Personnel Cost (16.7%x$7,200) = $1,202
Supplies: Presentation materials, printing costs (12x$300) = $3,600
Contractual: Community Meetings (12x$1,200); project outreach materials (6x$500); other meetings (12x$525) = $23,700

TASK 3: SITE ASSESSMENTS AND CLEANUP PLANNING:
Personnel: City staff time for oversight $50/hr x 2 hrs/month x 36 months = $3,600
Fringe: 16.7% of Personnel Cost (16.7%x$6,600) = $601
Contractual: Phase I ESAs (10x$3,000); Generic QAPP ($3,500); SSQAPPs (6x$4,500); HSPs (6x$800); Phase II ESAs (6x$41,649 avg); ACM & LBP surveys (8x$4,000); ABCAs or ACM Abatement Plans (4x$3,000) = $359,192

TASK 4: REDEVELOPMENT PLANNING:
Personnel: City staff time for oversight and reporting $50/hr x 120 hrs = $6,000
Fringe: 16.7% of Personnel Cost (16.7%x$6,000) = $1,002
Contractual: Reuse plans (4x$9,000); market study (3x$7,000) = $57,000

c. Measuring Environmental Results
The project team will meet on an approximate monthly basis 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 above table) and expenditure of funds. In addition, the team will track: number of participants at community meetings; number of presentations delivered to local community groups and organizations; number of Phase I ESAs, Phase II ESAs, ACM Surveys, and ABCA Reports and other Cleanup Planning Documents completed; acres ready for reuse; and, amount of leveraged funding. These metrics will be tracked throughout the project and reported in the Quarterly Reports. Property specific information will be entered into ACRES.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE
a. Programmatic Capability
i. Organizational Capacity, ii. Organizational Structure, and iii. Key Staff
The City of Camden operates as a Council-Manager form of government. The City Council hires a manager who serves at the Council’s pleasure. The Mayor and Council set municipal policy, and the City Manager, Mr. Mel Pearson, implements the policy through administrative control of municipal departments, offices and agencies. With the City Manager’s oversight, Ms. Susan Sale, Economic Development Director, has and will continue to serve as the Program Director for the City’s successful brownfields program. Ms. Sale has more than 20 years’ experience in retail real estate development, including redevelopment of abandoned malls and shopping centers. She has served as Tourism / Economic Development Director for the City of Camden for the past eight years and is currently involved in a retail and commercial recruitment real estate initiative. Ms. Sale has led the City’s brownfield program since 2019. Ms. Sale will be supported by Mr. Shawn
Putnam, City Planner who will serve as the program’s Deputy Director. Mr. Putnam has been with the City of Camden for 14 years and has worked in municipal planning and grant management for more than 20 years. Over his career he has managed more than $20 million in grant funding and has administered grants at the local level and managed disaster grant programs at the state level. Mr. Putnam will oversee the grant metric tracking and reporting responsibilities of the project, to include finance tracking and reporting. These leaders will oversee the work of a professional environmental consultant.

iv. Acquiring Additional Resources

The City of Camden contracted with a Qualified Environmental Professional to lead the environmental assessment and cleanup planning tasks and support outreach, redevelopment planning, and project reporting tasks. The City conducted a competitive procurement for multi-year brownfield consulting services in accordance with 2 C.F.R. 200 and 2 C.F.R. 1500. A contract task order will be negotiated after notification of award in order to have the contractor in place prior to the project start date.

b. Past Performance and Accomplishments

i. Currently Has or Previously Received an EPA Brownfields Grant

In October 2019, the City received an EPA Community-wide Brownfields Assessment Grant for $300,000. The project’s period of performance ends on September 30, 2022, and approximately 74% of the grant funds were expended by October 1, 2021.

(1) Accomplishments: For the 2019 Assessment Grant, the project team so far has completed 6 Phase I ESAs, 4 ACM Surveys, and 3 major Phase II ESAs. The Phase II ESAs covered 3 contiguous properties (Former Bi-LO shopping center, Gardner property, and Old River Road) that encompass more than 8-acres and are part of a $5+ million private development. In the past few months, two commercial businesses have opened at this location and created 85 jobs. More investment and jobs are anticipated over the next 6-months at this location. Additional sites targeted, thus far under the 2019 Assessment Grant, include the historic Clock Tower building in the downtown district, which has the interest of a private developer for a boutique hotel. In addition, the City recently acquired the former Nettles Cleaners (515 Rutledge) after completing a Phase I, and plans to complete a Phase II ESA in early 2022 with redevelopment activities to follow. The City has plans for 2-3 additional Phase I ESAs and one additional Phase II ESA with the remaining funding before the September 30, 2022 end date.

(2) Compliance with Grant Requirements: The City has complied with the work plan, schedule, and terms and conditions of the cooperative agreement. The results of the projects have been reported in a timely manner and included in ACRES. The City has submitted all required technical and administrative reports to date in a timely manner. The 2019 assessment project is on schedule to close by September 30, 2022, with all funds anticipated to be expended.
1. **Applicant Eligibility**
   The City of Camden, South Carolina, is a general-purpose unit of local government as defined under 2 CFR 200.64.

2. **Community Involvement**
   The City will continue its brownfield public involvement program already in place and build upon its successes to encourage additional community participation and input. As we have employed in our current brownfields grant, a series of community meetings (often in conjunction with other local government, business, and community meetings) will take place on a quarterly basis to discuss the project, provide updates, and continue to inform/educate the public on the brownfields process. Additional meetings will take place throughout the project to solicit specific input on property identification and selection, followed by meetings focused on site reuse concepts and redevelopment planning. Project updates will be advertised via an electronic campaign (website, social media) as well as printed (newspaper announcements, fact sheets, community bulletin boards). Community input will be incorporated as appropriate and responded to in a timely manner.

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

4. **Expenditure of Existing Grant Funds**
   The City of Camden has an existing EPA Brownfields Community-wide Assessment Grant. As of October 1, 2021, the City has expended $222,693.91, 74.2% of the grant funds. A copy of the City’s financial record demonstrating the amount of cooperative agreement funds drawn down is attached.