**Narrative Information Sheet**

1. **Applicant Identification:**

   *The Piedmont Triad Regional Development Corporation (PTRDC) is the lead applicant for this Coalition that will receive the grant and be accountable to EPA for the proper expenditure of funds. The PTRDC is a discrete component unit of the Piedmont Triad Regional Council (PTRC), a current recipient of EPA Brownfield Assessment funds.*

   *Address: 1398 Carrollton Crossing Drive, Kernersville, NC 27284.*

2. **Funding Requested:**

   A. Grant Type: RLF Coalition
   B. Federal Funds Requested: $1,000,000

3. **RLF Boundaries:**

   *Lead: Piedmont Triad Regional Development Corporation, NC ( Alamance, Caswell, Davidson, Davie, Forsyth, Guilford, Montgomery, Randolph, Rockingham, Stokes, Surry, and Yadkin County including all municipalities).*

   *Coalition Member: Triangle J Council of Governments, NC (Chatham, Durham, Johnston, Lee, Moore, Orange and Wake County including all municipalities)*

   *Coalition Member: West Piedmont Planning District, VA (Franklin, Henry, Patrick and Pittsylvania County including all towns and the cities of Danville and Martinsville)*

4. **Target Area and Priority Site Information**

   - **Siler City Mill Site** - 118 West Second Street, Siler City, NC (Census Tract 204.02 Chatham County, NC)
   - **Blairs Southside Manufacturing** - 201 Learner Lane, Blairs, VA (Census Tract 114, Pittsylvania County)
   - **Myrtle Desk and Alma Desk Manufacturing Plant** - 906-998A Taylor Ave High Point, NC (Census Tract 143 Guilford County, NC)

5. **Contacts:**

   A. Project Director: Mr. Jesse Day, Regional Planning Director, 336-904-0300, jday@ptrc.org, 1398 Carrollton Crossing Drive, Kernersville, NC 27284
   B. Chief Executive/Highest Ranking Official: Mr. Matthew Dolge, Executive Director, 336-904-0300, mdolge@ptrc.org, 1398 Carrollton Crossing Drive, Kernersville, NC 27284

6. **Population:**

   *According to Census 2020 information, the population of the RLF Coalition is 3,905,677. The Priority Brownfield Sites are located within High Point, NC (114,059), Siler City, NC (7,702) and Blairs, VA (941).*
### 7. Other Factors

<table>
<thead>
<tr>
<th>Community population is 10,000 or less.</th>
<th>Siler City, NC and Blairs, VA (p. 1)</th>
</tr>
</thead>
<tbody>
<tr>
<td>The applicant is, or will assist, a federally recognized Indian tribe or United States Territory.</td>
<td>N/A</td>
</tr>
<tr>
<td>The priority brownfield site(s) is impacted by mine-scarred land.</td>
<td>N/A</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 particularly 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>N/A</td>
</tr>
<tr>
<td>The priority site(s) is in a federally designated flood plain.</td>
<td>N/A</td>
</tr>
<tr>
<td>The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or will incorporate energy efficiency measures.</td>
<td>High Point, NC (p. 3)</td>
</tr>
</tbody>
</table>

### 8. Letter from NC Brownfields Program (see below)

### 9. Releasing Copies of the Application

There are no concerns about confidentiality with the information provide in this grant application package.

### List of Attachments to RLF Narrative Information Sheet (not including Narrative)

- A. Letter from NC Brownfields Program (#8)
- B. Threshold Criteria for the EPA Revolving Loan Fund Coalition Grant
- C. Legal Opinion
- D. IRS 501 (c) (3) Letter for Organization
- E. IRS Letter for Organization Name Change
- F. RLF Coalition Letters of Commitment
- G. PTRDC Bylaws for Loan Committee
- H. Community Letters of Support
November 17, 2021

Jesse Day, Planning Director
Piedmont Triad Regional Council
1398 Carrollton Crossing Drive
Kemersville, NC 27284
jday@ptrc.org

Re: U.S. EPA Brownfields Revolving Loan Fund

Dear Mr. Day,

The North Carolina Department of Environmental Quality (DEQ) Brownfields Program acknowledges and supports the Piedmont Triad Regional Dev. Corporation application for a U.S. EPA Brownfields Revolving Loan Fund Grant. A Revolving Loan Fund would be a tremendous economic development achievement for the region as well as member communities.

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

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

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

Sincerely,

Bruce Nicholson  Brownfields
Program Manager

ec: NCDEQ Brownfields Public Outreach Team
1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1.a. Target Area Brownfields

1.a.i. Background and Description of Target Area: The target area is a region of mill towns – large and small, urban and rural – located in the rolling foothills of central North Carolina and Southern Virginia. The region’s rich manufacturing heritage spans nearly two centuries. Throughout much of the 20th Century, the region was the largest manufacturer of furniture, textiles and tobacco products in the nation. Most of the world’s denim, corduroy and flannel was spun, woven, dyed, cut and sewn in the area. Major furniture producers such as Thomasville and Lexington Home Brands, Vaugh Bassett and most tobacco products were produced here. However, as the global economy has expanded exponentially over the past several decades, virtually all of these mills have shut down and operations transferred to more modern facilities closer to airports, interstates or railroad hubs. Left behind are hundreds of abandoned furniture, textile and tobacco plants and support businesses, which are either surrounded by or located directly adjacent to low-income neighborhoods and historic mill villages.

With a high concentration of brownfield sites throughout the RLF Coalition’s area, the Piedmont Triad Regional Council (PTRC), West Piedmont Planning District Commission (WPPDC) and Triangle J Council of Governments (TJCOG) and Piedmont Triad Regional Development Corporation (PTRDC), a non-profit arm established by PTRC, are focusing cleanup efforts in areas that pose the most risk to human health and the environment, while having the greatest potential for redevelopment. The RLF Coalition’s three initial Brownfield Revolving Loan Fund (RLF) target areas include sites in High Point, NC (Pop. 114,059), Siler City, NC (Pop. 7,702) and Blairs, VA (Pop. 941). Remaining RLF funds will address target areas in other communities most actively involved in the RLF Coalition’s prior EPA assessment grants or other assessment activity conducted by State or local partners.

Many other communities in the three regions have shown strong interest in utilizing funds to address potential environmental contamination of key properties in their communities affecting public health of adjacent neighborhoods. A mega-regional approach has been chosen to insure long term sustainability of the Revolving Loan Fund. There are strong economic and environmental ties across the three regional agencies, through shared commuting patterns and watersheds. It is our goal to make RLF funding available to the Coalition’s entire service area for the entire life of the RLF. To accomplish our long-term RLF sustainability goals the RLF Coalition will continue outreach and education efforts to local governments, lending agencies, real estate brokers and developers, and utilize the inventory of priority brownfield assessment, cleanup, and reuse sites that will be re-evaluated regularly.

1.a.ii. Description of the Priority Brownfield Site(s): The three priority RLF sites among the three COG regions were selected because they have each completed environmental assessments where contaminants exceed Preliminary Soil Remediation Goals, have undergone extensive planning work, or are historically underserved areas that are well suited to catalyze re-development. In all three priority sites, the loss of tax revenue and employment for these formerly highly valued properties is both hampering revitalization of the surrounding areas and the communities at large. The cleanup will unlock both public and private investment, catalyzing the assessment and cleanup and adaptive reuse of neighboring properties.

The former Myrtle Desk and Alma Desk Manufacturing Plants comprises approximately 5 acres zoned heavy industrial, located near downtown High Point and adjacent to the North Carolina Railroad. These buildings are contaminated with asbestos and neighboring properties with underground fuel and
RLF COALITION NARRATIVE PROPOSAL

chemical tanks where TCE has been identified in soil and vapor testing locations from Phase II assessment. This poses potential health risks to surrounding low-income, historic mill village neighborhoods. Although the immediate area is on municipal water, the site is close to the headwaters of Richland Creek a tributary of the Deep River. In the 1940s, the Myrtle Desk Plant employed over 250 people. Eleven abandoned buildings covering phases of each manufacturing process including kiln, glue, cabinet, finishing and shipping areas, of which most remain on these two sites. There are 39.7% of people within this census tract living below the poverty rate and there is a median income of $27,102. Compared to a North Carolina poverty rate of 14.7% and $54,602 median income. Cleanup and revitalization of these properties will be critical to improve human health and economic well-being in this neighborhood. Adopted plans for economic revitalization, as discussed below align with this project.

The Southern Virginia community site of Blairs lies south of Chatham and just north of the City of Danville. Blairs Southside Manufacturing is a former mill site in Pittsylvania County’s southern Opportunity Zone (#51143011400.2.). The 11-acre site is located on the US 29 corridor and includes multiple existing structures including office/showroom space, warehouse, and fabrication facilities. The facility was in operation from 1962 to 2014 and produced custom institutional casework, such as wooden cabinets, bookcases, science lab cabinets and modular educational furniture. The manufacturing processes in the facility used solvents and finishing agents (paints, varnishes, etc.) and laminated plastics, and being located adjacent to the active Norfolk-Southern rail line, multiple COCs including asbestos, lead paint, PCBs, PAHs, and other petroleum-based contaminants associated with the manufacturing process may exist. The potential to impact surrounding residents and other properties complicate site reuse, and an assessment of the site is currently being completed by Pittsylvania County.

The former Siler City Mill site, located in downtown Siler City and to the immediate west of a railroad line, is a 1.7-acre site with tremendous opportunity for redevelopment. The site is prime for residential development that will help meet growing projected demand and aid in increased investment in Siler City’s downtown. In the early 1900s, the mill initially produced flour and has since then been a laundry facility, a fertilizer warehouse, a carpenter shop, and the C.S. Ellis Machine Company. A petroleum aboveground storage tank (AST) and two petroleum underground storage tanks (USTs) were used at the site along with pesticides for rat and insect control, in addition to evidence of former presence of a gasoline station, cleaning services, and historical operations of industrial facilities on the subject site. Contaminates such as lead, chromium, and arsenic, among many others, were identified as exceeding their respective Preliminary Soil Remediation Goals. Siler City is one of three communities in the TJCOG region that experienced population loss per the 2020 Census, and greater investment in the community’s downtown could catalyze additional economic development opportunities and improve local health outcomes.

1.b. Revitalization of the Target Areas

1.b.i. Reuse Strategy and Alignment with Revitalization Plans: Many of the RLF Coalition’s prior brownfield redevelopment projects have focused on providing more equitable access to quality, affordable housing and the creation of public open space in low-income neighborhoods adjacent to employment centers. Additionally small-scale and advanced manufacturing are the primary potential uses for two of the three target areas. Cleanup and reuse strategies will be aligned with adopted comprehensive land use, transportation and other relevant local plans to ensure redevelopment reflects community needs.
The Myrtle Desk & Alma Desk properties in High Point are included in the City’s 2019 Small-Scale Manufacturing and Place-Based Economic Development Plan. Funded through a US Economic Development Administration grant, this Plan provides a compelling vision and plan for the cleanup and redevelopment of these sites, with solutions that are community based. Future recommended uses include anchor spaces, catalyst projects, live/work housing units, and retail and restaurant use. A task force is actively working on key recommendations from the plan. Additionally, the site owner intends to provide a campus for circular and green manufacturing in the furniture sector.

In Pittsylvania County, Blairs Southside Manufacturing is a Southern Virginia Opportunity Zone brownfield site. This site has a relatively small footprint with access to both direct freight rail service and the Danville Expressway/US 29. Advanced manufacturing reuse will be ideal with the prime location of this site only 3 miles north of the corporate limits of Danville. The region targets advanced manufacturing industries to bring new jobs and higher wages. Several local and regional plans support this end use, including the Pittsylvania County Comprehensive Plan, West Piedmont Comprehensive Development Strategy (CEDS) and the Regional Pandemic Recovery and Economic Resiliency Plan.

Siler City’s recently adopted 5-year Economic Development Strategy prioritizes making downtown Siler City an art and entrepreneurial destination, specifically listing an objective that focuses on pursuing pre-development assessment of the Siler City Mill site. Utilizing an EPA Brownfields grant, the Town hired UNC’s School of Government's Development Finance Initiative (DFI) to provide recommendations on the feasibility and potential uses for downtown redevelopment sites. Of the three sites studied, DFI noted that the most feasible brownfield site to prioritize for redevelopment is the Siler City Mill site. Future recommendations include two three-story residential buildings with accompanying on-site parking. Downtown revitalization and infill development also aligns with goals and action items outlined in the region’s CEDS.

1.b.ii. Outcomes and Benefits of Reuse Strategy: The High Point Small Scale Manufacturing Plan outlines clear revitalization strategies to spur economic growth within qualified census tracts by encouraging private investment at targeted manufacturing sites to induce small-scale manufacturing. The target site is located in the study area and aligns with the Small Scale Manufacturing Plan, with current assessment work being completed that will need clean-up of TCE and other contaminants. The Pittsylvania Comprehensive Plan is aligned with the Blairs site proposed reuse as an advanced manufacturing location. That sector has higher paying wages than the County average, providing key jobs for this rural area. The Siler City site is a key development site in downtown Siler City, well suited for a mix of office and residential, which aligns with local plans and the recent feasibility study completed by UNC School of Government’s Development Finance Initiative (DFI). The DFI study was funded with EPA brownfield assessment funding and identifies affordable workforce housing as a key reuse strategy that is desperately needed for the area.

1.c. Strategy for Leveraging Resources

1.c.i. Resources Needed for Site Reuse: As a non-profit organization, the PTRDC and the RLF Coalition members are eligible for various funding opportunities offered by state, federal, and private entities. The RLF Coalition’s target areas have or are utilizing EPA Assessment Grant, State Assessment and clean-up funding or other funding to complete Phase I and Phase II environmental assessments and prepare for re-development. The RLF funds will allow High Point, Blairs, and Siler City to clean up identified contaminants and prepare these sites for reuse, alleviating one of the largest barriers to redevelopment.
RLF COALITION NARRATIVE PROPOSAL

The PTRDC also runs a successful EDA Revolving Loan Fund, which could be leveraged on cleaned up brownfield properties for construction or upfit.

The Coalition will work with local partners to attract private investment and pursue key funding sources to meet redevelopment goals. RLF funds would help reduce overall cleanup costs and increase the site’s potential for redevelopment. Other funding sources the RLF Coalition will leverage for priority projects include the USDA, EDA, NC PARTF, Tobacco funds (Virginia Tobacco Region Revitalization Commission/Golden LEAF), GO Virginia, local American Rescue Plan funding, low-income housing, new market, mill (NC Only) and historic tax credits. Coordination with State Brownfields offices will be key to identify future sites and private developers in need of cleanup loans as funds revolve in the RLF.

1.c.ii. Use of Existing Infrastructure: Each of our three priority areas, and most of the sites for which EPA-funded Phase I and Phase II site assessments occur, are located within municipal centers that have access to existing water and sewer infrastructure and are connected to well-developed transportation networks. The redevelopment plans for each priority site outlines the remediation of existing land or buildings to suit the desired reuse, while incentivizing the use of existing public water, wastewater, broadband and transportation infrastructure. When possible, other sources of local, State and Federal resources will be used to maximize current of planned infrastructure.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a. Community Need

2.a.i. The Community’s Need for Funding: Between 1990 and through the Great Recession, the region was hit hard by the loss of textile and furniture manufacturing as a result of technological advances, global outsourcing, and mill closures. While manufacturing jobs have recovered slightly in the 2010s, job losses and plant closures have had a lasting impact on the region and crippled many local economies. The loss in local tax base has significantly impacted the ability of towns to address the ever-growing number of brownfield sites with strained budgets. This is especially true for the priority sites described above. Poverty rates and households on SNAP benefits in three tracts for High Point, Siler City and Blairs are much higher than state averages, while median household incomes also trail regional and state averages. Siler City is a particularly different demographic than the Triangle region, with 42.7% of residents in the tract with English as a second language and twice the poverty rate of the State. With sites in downtown High Point and Siler City, these communities are losing out on productive tax base with sites that desperately need cleanup to activate productive land use.

2.a.ii Threats to Sensitive Populations.

(1) Health and Welfare of Sensitive Populations - The RLF Coalition’s target areas have high concentrations of sensitive populations and face substantial economic disadvantages (see Table 1 below). Census tract data reveals that residents surrounding these priority brownfield sites are much more likely to be impoverished, unemployed, less educated, lack health insurance, have a disability, or not have access to a vehicle. All of these factors significantly prohibit economic mobility. Brownfield cleanup and redevelopment will benefit nearby residents by providing opportunities for new jobs and housing. Brownfield redevelopment has also been shown to improve community aesthetics, reduce crime, and improve property values. Utilizing local neighborhood associations and non-profits to assist with implementing revitalization plans will ensure that the most vulnerable populations have access and influence on the reuse of properties. The following table shows key demographic and health data for the target areas.
Table 1 – Key Health and Welfare Data (Local, Regional and State)

<table>
<thead>
<tr>
<th>Target Areas Census Tract</th>
<th>High Point (Tract 143)</th>
<th>Siler City, NC (Tract 204.02)</th>
<th>Blairs, VA (Tract 114)</th>
<th>Piedmont Triad Region</th>
<th>Triangle Region</th>
<th>West Piedmont Region</th>
<th>RLF Coalition</th>
<th>North Carolina</th>
<th>Virginia</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population</td>
<td>3,220</td>
<td>4,499</td>
<td>3,952</td>
<td>1,713,510</td>
<td>1,951,746</td>
<td>240,421</td>
<td>3,905,677</td>
<td>10,264,876</td>
<td>8,454,463</td>
</tr>
<tr>
<td>Minority (%)</td>
<td>66.1%</td>
<td>44%</td>
<td>33.6%</td>
<td>33.2%</td>
<td>30.0%</td>
<td>27.3%</td>
<td>31.4%</td>
<td>31.3%</td>
<td>32.4%</td>
</tr>
<tr>
<td>Poverty Rate (%)</td>
<td>39.7%</td>
<td>26.8%</td>
<td>23.5%</td>
<td>14.7%</td>
<td>10.6%</td>
<td>14.7%</td>
<td>10.6%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>SNAP Benefits HH (%)</td>
<td>56.2%</td>
<td>19.5%</td>
<td>17.7%</td>
<td>8.1%</td>
<td>15.4%</td>
<td>11.1%</td>
<td>12.6%</td>
<td>8.2%</td>
<td></td>
</tr>
<tr>
<td>Median HH Income ($)</td>
<td>27,102</td>
<td>44,470</td>
<td>44,467</td>
<td>50,322</td>
<td>72,122</td>
<td>44,643</td>
<td>60,563</td>
<td>54,602</td>
<td>74,222</td>
</tr>
<tr>
<td>Unemployment (%)</td>
<td>8.8%</td>
<td>11.2%</td>
<td>12.4%</td>
<td>5.4%</td>
<td>4.3%</td>
<td>6.3%</td>
<td>4.9%</td>
<td>5.6%</td>
<td>4.6%</td>
</tr>
<tr>
<td>No High School Diploma (%)</td>
<td>43.3%</td>
<td>31.2%</td>
<td>12.6%</td>
<td>13.7%</td>
<td>9.0%</td>
<td>17.0%</td>
<td>11.6%</td>
<td>12.2%</td>
<td>10.3%</td>
</tr>
<tr>
<td>No Health Ins. (%)</td>
<td>28.1%</td>
<td>22.5%</td>
<td>7.3%</td>
<td>10.7%</td>
<td>9.5%</td>
<td>9.5%</td>
<td>10.1%</td>
<td>10.7%</td>
<td>8.6%</td>
</tr>
<tr>
<td>Have a Disability (%)</td>
<td>13.8%</td>
<td>17.2%</td>
<td>14.7%</td>
<td>13.2%</td>
<td>10.1%</td>
<td>18.2%</td>
<td>12.0%</td>
<td>13.4%</td>
<td>11.8%</td>
</tr>
<tr>
<td>No Vehicle Access (%)</td>
<td>20.6%</td>
<td>14.2%</td>
<td>7.5%</td>
<td>6.2%</td>
<td>4.8%</td>
<td>8.1%</td>
<td>5.6%</td>
<td>5.8%</td>
<td>6.1%</td>
</tr>
<tr>
<td>English as Second Language (%)</td>
<td>24.7%</td>
<td>42.7%</td>
<td>0.4%</td>
<td>11.8%</td>
<td>16.4%</td>
<td>4.6%</td>
<td>13.7%</td>
<td>11.8%</td>
<td>16.3%</td>
</tr>
</tbody>
</table>

Source: American Community Survey, 2019

(2) Greater than Normal Incidence of Disease and Adverse Health Condition - Target area counties in North Carolina (Siler City and High Point) also suffer from a greater incidence of disease and adverse health conditions. Although only county level data is available, according to the NC State Center for Health Statistics, cancer incidences between 2013-2017 were higher in Guilford (High Point) and Chatham County (Siler City) than state averages. Infant mortality rates are also higher in Chatham and Guilford County than the state average. The High Point site and its surrounding area ranks at the 98th percentile in the state in the NATA Respiratory Hazard Index (EJSCREEN Report, 2020), making the high rate of no health insurance (28.7%) a concern for preventative care. In 2017, the rate of low weight births was higher in the Pittsylvania-Danville (Blairs site) health district than the state average. Low birth weight and infant mortality is documented to be higher in Black, Hispanic and Latinx populations. In Chatham County infant mortality for Black/African-American is twice the rate (18.7/per 1K) and Hispanic rates are 67% higher (15.1/per 1K) than the county average shown below. Cleaning these sites may help address the health disparities as poor health indicators may be linked to environmental contamination. Cleaning up priority brownfield sites will greatly reduce exposure risks for surrounding communities. Brownfield cleanup will also help protect sources of drinking water by reducing toxic stormwater runoff from entering nearby streams.

Table 2 – Key County and State Health Data

<table>
<thead>
<tr>
<th>Target Area Health Data</th>
<th>Guilford County (High Point)</th>
<th>Chatham County (Siler City)</th>
<th>Pittsylvania County (Blairs)</th>
<th>North Carolina</th>
<th>Virginia</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cancer Incidences (per 100K)</td>
<td>489</td>
<td>477.5</td>
<td>348.2*</td>
<td>469.2*</td>
<td>417.2*</td>
</tr>
<tr>
<td>Diabetes Prevalence (%)</td>
<td>10.3</td>
<td>7.4</td>
<td>20.8***</td>
<td>11</td>
<td>10.9***</td>
</tr>
<tr>
<td>Heart Disease (per 100K)</td>
<td>136.4</td>
<td>107.4</td>
<td>N/A</td>
<td>157.3</td>
<td>N/A</td>
</tr>
<tr>
<td>Infant Mortality Rate (per 1K)</td>
<td>8.7</td>
<td>9</td>
<td>N/A</td>
<td>7</td>
<td>N/A</td>
</tr>
<tr>
<td>Low Birthweight (%)</td>
<td>9.8</td>
<td>9.0</td>
<td>9.1**</td>
<td>9.3</td>
<td>8.4**</td>
</tr>
</tbody>
</table>

Source: NC State Center for Health Statistics, 2019 and Virginia Department of Health 2013*, 2017*** and 2019***
(3) Environmental Justice – Proposed reuse strategies include key housing, recreation and employment investments. Local governments must recognize the importance of community input from local neighborhood associations, community development corporations, nearby community buildings and local non-profits to help shape the provision of the reuse strategies. To that end, High Point’s Southwest Renewal Foundation works with the local Southside CDC and the Southside recreation center to facilitate input on housing, recreation, education and economic investments by the City of High Point to positively change the neighborhood. The Foundation has consistently utilized a grassroots community driven approach to redevelopment. They are and will continue to be a key partner in redevelopment and reuse efforts. For other target areas regional Comprehensive Economic Development Strategies (CEDS) will be updated in 2022, with a key focus on equity and environmental justice, which will help inform future federal investments by the EDA and other federal agencies that align investment with the CEDS process. The RLF Coalition partners and stakeholders will help inform these CEDS updates to further prioritize environmental justice.

2.b. Community Engagement

2.b.i. Program Involvement & 2.b.ii. Program Roles for Partners and Coalition Members: Over the course of three Brownfield Assessment Grants, the PTRC has established a strong network of brownfield partners including state agencies, local governments, developers, bankers, chambers of commerce, housing and community development corporations, local businesses, health officials, and economic development officials. PTRC has continued to expand these partnerships during its current 2018-2021 EPA Assessment Coalition Grant. Since this RLF Coalition expands our regional reach, we expect strong demand for cleanup funding and support. The West Piedmont Planning District and Triangle J Council of Governments have active brownfield assessment occurring in member communities. These communities will be encouraged to apply for funding from the RLF Coalition following assessment work if needed. In addition to the RLF loan committee membership, an advisory group from the three regions will meet regularly to first establish a community engagement strategy for staff to help implement. Once outreach has begun and applications for funding are underway, the strategy will be assessed regularly and refined as needed to meet the greater region’s goals.

The following is a list of key partners involved in the community engagement and cleanup of our target areas that have provided support letters. Additional partners for workforce housing solutions, MWBE support organizations and other local partners key to equity and environmental justice for site reuse will be selected for the Brownfields Advisory Group and RLF Committee.

<table>
<thead>
<tr>
<th>Type</th>
<th>Specific Role</th>
<th>Letters with Application</th>
</tr>
</thead>
<tbody>
<tr>
<td>State Brownfields</td>
<td>Key partner in cleanup activity, quality assurance and project pipeline</td>
<td>NC Brownfields</td>
</tr>
<tr>
<td>Economic Development and</td>
<td>Help identify business and industry needs and identify sites currently being</td>
<td>Henry, Patrick, Pittsylvania, Southwest Renewal Foundation,</td>
</tr>
<tr>
<td>Community Based Organizations</td>
<td>assessed or in need of cleanup, emphasize MWBE, CDCs and other local service</td>
<td>Southern Virginia Regional Alliance</td>
</tr>
<tr>
<td>Local Governments</td>
<td>Help align public resources dedicated to municipalities and local plans for</td>
<td>Target Sites: High Point, Eden and Siler City Additional:</td>
</tr>
<tr>
<td>Transportation Authority</td>
<td>cleanup and site reuse</td>
<td>Danville, Martinsville, Rocky Mount, Stuart, Wake Forest</td>
</tr>
<tr>
<td>Land Conservancies</td>
<td>Key partner for leveraging federal investment in transportation, mobility and</td>
<td>Piedmont Authority for Regional Transportation</td>
</tr>
<tr>
<td></td>
<td>trail infrastructure</td>
<td>Piedmont Land Conservancy</td>
</tr>
</tbody>
</table>

Table 3 – Key RLF Coalition Program Roles (see attached support letters)
2.b.iii. Incorporating Community Input: The RLF Coalition will establish outreach to communities throughout the 3 regions and communicate progress towards reaching program goals. A Brownfields Advisory Group (BAG), which will be comprised of diverse representatives from each of our planning district and council of government regions and will have up to 15 members, will hold quarterly meetings and workshops that are open to the public and other key stakeholders interested in learning about or accessing program. These meetings will have an action agenda, but also will include workshops, design charrettes and other features that will engage local communities in creative design and reuse strategies. The BAG will work closely with the RLF Coalition staff, public and private entities to identify priority brownfield sites, generate interest in their redevelopment, help promote the revolving loan program, solicit community input, and support cleanup and reuse activities while leveraging other resources. Applications for funding will be shared with the RLF Committee (see detail in 3.a.i below) who will underwrite loans and perform fiduciary duties related to the applications.

Outreach will continue to be a priority throughout the grant period. A project webpage to share information about the RLF program, relevant documents, and other updates will be maintained. The RLF Coalition will also utilize press releases, flyers, and schedule community and social media outreach events to keep citizens and stakeholders informed of the program, while seeking input. This feedback will be considered by the Brownfield Advisory Group and Revolving Loan Fund Committee (RLF Committee) and incorporated into program activities and site cleanup and reuse plans. The RLF Coalition will make all efforts to ensure that environmental justice issues that predominantly affect low income and minority communities are incorporated into engagement and investment. The RLF Coalition will partner with local non-profits to ensure LatinX and communities of color are actively engaged and at the table from beginning to end.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3.a. Program Description and Marketing Strategy

3.a.i. Program Management: PTRDC will utilize existing staff, including two dedicated planners and one dedicated loan manager, to oversee the project and select a Qualified Environmental Professional (QEP) to oversee the cleanup activities through a procurement using Uniform Guidance 2 CFR § 200 rules. The PTRDC’s RLF Committee will review applications on a rolling basis with scoring criteria designed by the RLF Coalition, which will be informed by PTRDC’s existing Business RLFs for processes and RLF Coalition’s assessment, planning and clean-up activities. The existing Loan Committee for the PTRDC is a 9-member standing committee appointed by PTRDC’s Board of Directors. Four additional RLF committee members familiar with brownfield assessments and redevelopment projects will be appointed by the Brownfields Advisory Group (see detail in 2.b.iii above) bringing the RLF committee members up to 13. The RLF committee will receive updates and information gathered from community engagement across the RLF Coalition region. The RLF Committee is empowered by the PTRDC Board of Directors to authorize RLF loans and has been operating as a successful lending agent for approximately 5 years with nearly $4 million in lending during the same time frame.

3.a.2. Revolution of the RLF Program: The PTRDC already incorporates reasonable and prudent lending practices to encourage revolution of the RLF Coalition funds. Contributions of at least 10% from private borrowers in cleanup projects will be required. The PTRDC will use the RLF Committee’s expertise and governance to authorize RLF loans. The PTRDC in collaboration with the RLF Committee, NC and VA
RLF COALITION NARRATIVE PROPOSAL

Brownfields Program, and EPA Regional Officer will follow strict underwriting guidelines that will be used to evaluate:

- Reasonableness of Project Cost
- Financial Commitments
- Non-replacement of Private Financing
- Financial Feasibility
- Borrower’s Return on Investment
- Credit Worthiness

The RLF Coalition intends to lend $750,000 of loans and grants up to $125,000. Nearly $65,000 in QEP services will also be available on a grant basis for communities. Revolving interest on the initial $750,000 will allow local jurisdictions and stakeholders to utilize loan funds for cleanup efforts beyond the 5-year performance period.

PTRDC staff will maintain meticulous records for all RLF investments and project outcomes. These performance indicators (e.g., on time cleanup, public and private investment $ in reuse, increasing appraisal values, etc.) will be shared with the EPA on a quarterly basis during the 5-year performance period and as requested beyond the performance period. The RLF Coalition and PTRDC understands and is prepared for a long-term commitment of resources for this project.

3.a.iii. Marketing Strategy: The RLF Coalition has many potential sites prepared for remediation through prior assessment work, which has informed our target sites. The Comprehensive Economic Development Strategy (CEDS) committees for each region have local economic developers, community leaders and others engaged in economic development work, to assist in marketing the RLF program. The RLF Coalition will utilize a mix of digital and hard-copy media tools to outline and market the RLF program, including:

- Fact sheets will be used to distribute program information and educate potential applicants.
- Media coverage will be pursued, and press releases will be prepared relating to the RLF program.
- Telephone calls will be used to establish develop relationships with potential applicants.
- Newsletters that highlight successes and updates will be e-mailed to participants and stakeholders utilizing contacts on CEDS committees, local government planners and town managers and others.
- Conferences, seminars, and workshops among public, private, and non-profit sectors will be attended to promote the RLF program and establish relationships with stakeholders.

3.b. Description of Tasks/Activities and Outputs

<table>
<thead>
<tr>
<th>Task and Time</th>
<th>Activities</th>
<th>Outputs</th>
</tr>
</thead>
</table>
| 1. Program Development Quarter 1 | a) RFQ process for QEP selection following 2 CFR § 200 rules  
b) Establish Brownfields Advisory Group and RLF Loan Committee  
c) Develop program marketing materials  
(Lead: RLF Coalition staff)  
d) Establish loan underwriting guidelines and application process  
(Lead: Loan program manager – PTRDC) | a) Brownfields Advisory Group and RLF Committee Members selected  
b) QEP Selected  
c) Application and marketing materials published and distributed |
| 2. Loan and Subgrant Management Quarter 2-Quarter 20 | a) Review applications on a rolling basis, perform due diligence and underwrite for RLF Committee to decide awards  
b) Service loans in accordance with City, State, and Federal regulations.  
(Lead: Loan program manager – PTRDC)  
c) RLF Coalition will complete all reporting requirements to the U.S. EPA.  
(Lead: PTRDC Project Director) | a) Review applications and perform underwriting  
b) Process loan documents and closing  
c) Provide necessary report to the US EPA and perform loan processing and repayment schedules |
3. Environmental Oversight

Quarter 2-Quarter 20

a) The QEP to analyze contamination and estimate of costs.
b) The QEP will review all reports of previous site investigations and remedial activities.
c) Complete all reporting requirements to the U.S. EPA.

(Lead: PTRDC Project Director)

4. Remediation & Cleanup

Quarter 2-Quarter 20

a) The QEP will oversee all cleanup activities and PTRDC staff will ensure compliance with state and federal laws.
b) The QEP will ensure that the health and safety of workers and residents are protected.
c) Complete all reporting requirements to the U.S. EPA.

(Lead: PTRDC Project Director)

3.c. Cost Estimates

TASK 1. Program Development ($43,730.34):

RLF Coalition staff will develop program requirements and structure, application documents, and review procedures that establish the framework of the loan and subgrant program. Additionally, RLF Coalition staff, in conjunction with the Brownfields Advisory Group, RLF Committee, loan program manager and State Brownfields will market the RLF program, solicit applications, and review and select projects. Following 2 CFR § 200 rules a qualified environmental professional (QEP) will be procured using an RFQ process. Also, included under this task are all required reporting and site eligibility determination requirements coordinated with EPA by the development of a work plan.

- Personnel Costs: 100 hours at average rate of $75/hr = $7,500
- Fringe Costs: Fringe benefits are calculated at a rate of 50.25% of personnel costs ($3,768.75).
- Travel Costs: $2,620 ($1,000 for local travel, $1,620 to attend two regional/national conferences).
- Supplies: $2,000 to include office supplies, printing, and marketing supplies.
- Indirect Costs: Indirect costs are calculated at a rate of 28.5% of personnel plus fringe benefits ($3,211.59).
- Cost Share: $10,000 to include RLF Coalition in kind staff time who are not on the grant, RLF Committee and Brownfield Advisory Group member time.

TASK 2. Loan and Subgrant Management ($72,591.53):

The loan administrator will review the financial capability of the potential borrowers and develop a loan structure to meet their needs in consultation with the Brownfield Advisory Group and RLF Committee. If an applicant is accepted by the RLF Committee, the Loan Program Manager will complete any further due diligence, structure the transaction and proceed to closing.

- Personnel Costs: 133 hours at average rate of $75/hr ($10,033.36)
- Fringe Costs: Fringe benefits are calculated at a rate of 50.25% of personnel costs ($5,041.76).
- Travel Costs: $2,620 ($1,000 for local travel, $1,620 to attend two regional/national conferences).
- Supplies: $4,000 to include office supplies, printing, software system and other supplies.
- Indirect Costs: Indirect costs are calculated at a rate of 28.5% of personnel plus fringe benefits ($4,296.41).
- Cost Share: $40,000 worth of in-kind match from other program proceeds (EDA RLF program income) origination fees and interest on loans to cover Loan Program Manager duties.

TASK 3. Environmental Oversight ($48,148.12):

The properly procured QEP will analyze contamination and estimate costs.
**RLF COALITION NARRATIVE PROPOSAL**

- Contractual Costs: $125/hour x 176 hours = $22,000 || *Average hourly rate for a QEP in the RLF Coalition market.
- Personnel Costs: 100 hours at average rate of $75/hr ($7,525.03)
- Fringe Costs: Fringe benefits are calculated at a rate of 50.25% of personnel costs ($3,781.33).
- Supplies: $1,619.45 to include office supplies and printing.
- Indirect Costs: Indirect costs are calculated at a rate of 28.5% of personnel plus fringe benefits ($3,222.31).
- Cost Share: Task 3 will include $10,000 worth of in-kind match from the PTRDC Project Director to compile reports for regulatory agencies and project information for program communications.

**TASK 4. Remediation & Cleanup ($1,035,530)**

The contracted QEP will oversee all cleanup activities to ensure compliance with state and federal laws, and that the health and safety of workers and residents within the Piedmont Triad are protected.
- Contractual Costs: $125/hour* x 164 hours = $20,530.
- Loans: $750,000 budgeted for cleanup loans.
- Subgrants: $125,000 budgeted for cleanup grants.
- Cost Share: Task 4 will include $140,000 in private and local investment match from 10% applicant equity, fees and other program income. It is anticipated that some cleanup activities may involve more QEP time than the RLF grant proceeds could cover and would be provided by the applicant.

**Table 4 - RLF Coalition Proposed Budget**

<table>
<thead>
<tr>
<th>Budget Categories</th>
<th>Project Tasks ($)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Task 1</td>
</tr>
<tr>
<td><strong>Personnel</strong></td>
<td>$7,500.00</td>
</tr>
<tr>
<td><strong>Fringe Benefits (50.25%)</strong></td>
<td>$3,768.75</td>
</tr>
<tr>
<td><strong>Travel</strong></td>
<td>$2,620.00</td>
</tr>
<tr>
<td><strong>Equipment</strong></td>
<td>-</td>
</tr>
<tr>
<td><strong>Supplies</strong></td>
<td>$2,000.00</td>
</tr>
<tr>
<td><strong>Contractual</strong></td>
<td>$14,630.00</td>
</tr>
<tr>
<td><strong>Other Loans (at least 50% of requested amount)</strong></td>
<td>-</td>
</tr>
<tr>
<td><strong>Other Subgrant</strong></td>
<td>-</td>
</tr>
<tr>
<td><strong>Other Direct Costs (Specify)</strong></td>
<td>-</td>
</tr>
<tr>
<td><strong>Total Direct Costs</strong></td>
<td>$30,518.75</td>
</tr>
<tr>
<td><strong>Indirect Costs (28.5%)</strong></td>
<td>$3,211.59</td>
</tr>
<tr>
<td><strong>Total Federal Funding (not to exceed $1,000,000)</strong></td>
<td>$33,730.34</td>
</tr>
<tr>
<td><strong>Cost Share (20% of requested federal funds)</strong></td>
<td>$10,000.00</td>
</tr>
<tr>
<td><strong>Total Budget (Total Direct, Indirect, and Cost Share)</strong></td>
<td>$43,730.34</td>
</tr>
</tbody>
</table>

**Eligibility of Cost Share Activities**

RLF Coalitions 20% cost share ($200,000) requirement for the EPA revolving loan funds will be fulfilled through its use of $200,000 in PTRDC funds over the 5-year performance period, serving as
matching funds to remediate brownfield projects. A combination of other funding sources will be used, including, but not limited to, an application fee, repayments of loan principal, private participation in cleanup costs and other program income. PTRD will provide in-kind eligible programmatic costs such as expenses incurred for making and managing loans and sub-grants for performance and financial reporting in Quarterly Reports. In addition, property owners and developers demonstrating the ability to contribute cash equity into the project will be required to contribute at least 10% of clean up costs. Match may also come from additional assessment costs paid by the developer/owner outside the loan/grant to be ready for cleanup. The PTRDC anticipates several loans will be made from the loan portion of the million-dollar fund. Loan repayments will allow the funds to revolve several times for additional loans.

3.d. Measuring Environmental Results

In order to measure and record environmental results, the RLF Coalition will complete and submit quarterly reports to EPA. Reports will include information on work status, work progress, difficulties encountered, preliminary results and a statement of activity anticipated during the subsequent reporting period. A discussion of expenditures, a comparison of the percentage of the project completed to the project schedule, changes in key personnel concerned with the project, an explanation of discrepancies, and any other information requested through terms and conditions will also be included in the report. Upon completion, deliverables from this workplan will be submitted with quarterly reports.

Quarterly Reports: Quarterly reports will include all community involvement activities held during the reporting period and those expected in the next reporting period; the initiation or completion of key project deliverables and milestones, as identified in this workplan (e.g. existing conditions report, market study, infrastructure analysis, project mapping, etc.); an existing, planned or desired partnership and coordination activities with other entities (e.g., report on efforts to coordinate this project with community-based organizations, local, regional, state, tribal or federal agencies, foundations, etc., and briefly explain why these are relevant to this project); identify leveraged funds or resources for the project/affecting the project area; and reveal any unique project approaches PTRDC wishes to highlight.

Final Report: The PTRDC will complete and submit to EPA a final report documenting project activities over the entire project period. The final report will include brief information on each of the following areas: 1) a comparison of actual accomplishments with the anticipated outputs/outcomes specified in this workplan; 2) reasons why anticipated outputs/outcomes were not met and ways to overcome present challenges as needed; and 3) any other pertinent information (including analysis and explanation of cost overruns or high unit costs or information requested through terms and conditions). The final report will be informed by the brownfields RLF activities included in this workplan and will describe the PTRDC's process.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4.a. Programmatic Capability

4.a.i. Organizational Structure & 4.a.ii. Description of Key Staff

Organizational Structure and Key Staff: PTRDC currently has the organizational structure in place, and the staff experience, qualifications and expertise necessary to ensure the timely and successful expenditure of funds and to complete all technical, administrative and financial requirements of the grant within the 5-year performance period. Jesse Day, PTRC Regional Planning Director, will serve as RLF Project Director. Mr. Day provided senior technical support for PTRC’s on-going $600,000 EPA BF Assessment Coalition Grant (BF-00D72418-0). David Putnam, Regional Economic Strategist, helps
administer the on-going BF-00D72418-0 Assessment Coalition Grant, and will serve as Assistant RLF Project Director. Since 1983, PTRDC has administered a Small Business Loan Program and has an experienced RLF committee in place that has approved 90 debentures totaling $33 Million and created nearly 1,400 new jobs. This includes two recent Revolving Loan Funds totaling $3 million from the U.S. Economic Development Administration and $1 million from the Golden LEAF foundation to finance start-ups, expand small and medium sized businesses and assist business responding to and recovering from impacts of the coronavirus pandemic in the Piedmont Triad. Jarrod Hand, Finance Director, and Ruben Gonzales, Loan Program Manager, have nearly 40 years of combined experience managing loan programs, and will work closely with Planning Department staff in managing the RLF program. The RLF Coalition program will be managed in accordance with an MOU outlining its scope of work, application process, underwriting criteria, loan disbursement method, loan repayment method, collection and reporting methods, and service costs – all in compliance with accepted lending and underwriting practices and all federal regulations pertaining to the EPA RLF grant.

4.a.iii. Acquiring Additional Resources: PTRDC staff have many years of experience and expertise in successfully soliciting, selecting, and managing consultants, contractors and sub-recipients on a wide range of projects and programs funded by multiple federal agencies, including EPA, HUD, EDA, OAA, and FHWA. Over the course of these projects and previous brownfield assessment grants, PTRDC has established a competitive procurement process and scoring metrics to evaluate and select highly qualified firms. PTRDC also regularly monitors private, state, and federal grant opportunities to leverage existing funds and bring projects to completion. PTRDC’s well-developed network of brownfield professionals and stakeholders, including Brownfield Advisory Group members, RLF Committee, and PTRDC Board of Directions will provide additional expertise and resources as needed.

4.b. Past Performance and accomplishments

4.b.i. Currently Has or Previously Received an EPA Brownfields Grant: In the last 10 years PTRC has been successfully awarded three EPA Hazardous Substance Assessment Grants completing over 40 Phase I and Phase II site assessments with a wide range of soil and ground water contaminants in Coalition communities in the region. Six of these sites have successfully negotiated agreements with the NC Brownfields Program. The Lexington Home Brands Plant has been redeveloped as a brewery and public park and amphitheater, Thomasville converted a historic mill into 70 much-needed, affordable workforce housing rental units located less than a block from downtown shopping and transit services. Project outputs and outcomes for both prior and current grants have been accurately entered into the EPA on-line ACRES database.

Throughout each of its prior grant periods, and to date during its current grant period, PTRC has fully complied with all aspects of its project work plans, schedules, and cooperative agreement terms and conditions. All quarterly and annual reports and all financial status reports have affirmed adequate progress towards achieving the expected results under each grant, and all reports and grant deliverables have been submitted and approved in a timely manner with all required information concerning project outputs and outcomes successfully entered into the EPA on-line ACRES database. PTRC has expended 71% of current grant funds on BF-00D72418-0 and is on track to expend all current funds and achieve all of its work plan goals within the current grant period which expires March 31, 2022.
Attachment B – Threshold Criteria Piedmont Area Revolving Loan Fund Grant

1. **Applicant Eligibility:** Piedmont Triad Regional Development Corporation (PTRDC) based in North Carolina is eligible to receive RLF funds *(See Attachment C – Legal Opinion)*. The PTRDC is a 501 (c)(3) and a discrete component of the Piedmont Triad Regional Council (PTRC) *(See Attachment D & E IRS Designations)*. The PTRDC will lead the RLF Coalition along with the West Piedmont Planning District (VA) and the Triangle J Council of Governments (NC) *(See Attachment F: RLF Coalition Commitment Letters)*. The PTRDC has an established loan committee with authority to distribute loans up to $2 million with approval from the full board and up to $1 million without a board vote *(See Attachment G – PTRDC Bylaws Section 5.11. Loan Committee)*.

2. **Demonstration of Previous RLF Grant Status:** The RLF Coalition members do not have open nor have ever successfully applied for an RLF grant.

3. **Expenditure of Existing Multipurpose Grant Funds:** The RLF Coalition Members do not have any current open EPA Brownfields Multipurpose Grant funds. The Piedmont Triad Regional Council has an open Assessment Grant, which is more than 70% expended.

4. **Description of RLF Boundaries:** The boundaries of the RLF Coalition include the entire jurisdictions of the Piedmont Triad Regional Council (12 NC Counties), West Piedmont Planning District (4 VA Counties) and Triangle J Council of Governments (7 NC Counties).

5. **Cleanup Oversight and Legal Authority to Manage a Revolving Loan Fund:**
   a. Individual loan and sub-grant recipients will contract for cleanup oversight and will follow integrated remediation plans that follow the NC DEQ Brownfields program policies and laws. Applicants who are not members, will be encouraged to join the NC Brownfields program for liability and tax credit advantages. The PTRDC will comply with the competitive procurement provisions of 2 CFR §§ 200.317 through 200.326. The PTRDC will ensure that this technical expertise is in place prior to beginning cleanup activities.
   b. A legal opinion is attached *(see Attachment C – Legal Opinion)* from our attorney demonstrating members of the RLF Coalition have the legal authority to access and secure sites in the event of an emergency or default of a loan agreement or non-performance under a subgrant; and the legal authority to perform the actions necessary to manage a revolving loan fund, including the ability to hold funds, make loans, enter into loan agreements, and collect repayments in accordance with State statutes.

6. **Statutory Cost Share:** PTRDC’s 20% cost share ($200,000) requirement for the EPA revolving loan funds will be fulfilled through its use of $200,000 in PTRDC funds over the 5-year performance period, serving as matching funds to remediate brownfield projects. A combination of other funding sources will be used, including, but not limited to, an application fee, repayments of loan principal, and other program income. PTRDC will provide in-kind eligible programmatic costs such as expenses incurred for making and managing loans and sub-grants and for performance and financial reporting. These in-kind costs will be documented and reported to EPA in Quarterly Reports. In addition, property owners and developers demonstrating ability to contribute cash equity into the project will be required to contribute up to the 20% match. Match may also come from assessment costs paid by the developer/owner outside the loan/grant. PTRDC encourages
private investment in remediation projects and will document this investment. PTRDC anticipates several loans will be made from the loan portion of the million dollar fund. Loan repayments will allow the funds to revolve several times for additional loans.

7. Statement Regarding Contractors or Subrecipients: No contractors or subrecipients have been procured or selected prior to this application and all State and Federal guidelines regarding procurement and selection of contractors or subrecipients will be followed only after receiving award and notice to proceed.

8. RLF Coalition Members. The RLF Coalition if funded will establish a formal memorandum of agreement between the Piedmont Triad Regional Development Corporation, West Piedmont Planning District and Triangle J Council of Governments and establish a new Loan Committee to evaluate cleanup projects and provide structure and oversight throughout the cleanup process. The commitment letters from non-lead members are included in Attachment F: RLF Coalition Commitment Letters.