
IV.D. Narrative Information Sheet

R04-24-A-031

1. Applicant Identification

City of Wilmington, North Carolina
929 N Front Street, 12th Floor
Wilmington, NC 28401

2. Funding Requested

- a. Assessment Grant Type: Community-Wide
- b. Federal Funds Requested: Total funds requested is \$500,000.00.

3. Location

- a) City: Wilmington
- b) County: New Hanover County
- c) State: North Carolina

4. Target Area and Priority Site Information

Target Areas: North Waterfront, Northside/Southside

Census Tract Numbers:

- *North Waterfront Target Area* - 37129011300, 37129011400
- *Northside/Southside Target Area* - 37129010100, 37129011200, 37129011100, 37129011000

Addresses of Priority Sites:

North Waterfront Target Area

- "Gateway North" Priority Site
 - 1020 N Front Street (Prime Equipment IHSB/UST Site)
 - 1021 N Front Street
 - 201 Harnett Street (Former Greyhound Bus Terminal Brownfields Site)
 - 923 N 3rd Street
 - 922 N Front Street
 - 909 N 3rd Street
 - 901 N 3rd Street
 - 908 N Front Street
 - 820 N 2nd Street
- "Gateway South" Priority Site
 - 825 N Front Street (PPD Brownfields Site)
 - 1 Hanover Street
 - 151 Hanover Street
 - 615 N Front Street (Former WWAY Brownfields Site)
- "Former Kinder Morgan" Priority Site
 - 2005 N 6th Street (Chemserv IHSB Site and Wilmington Fertilizer IHSB Site)

Northside/Southside Target Area

- "Former City Operations Center" Priority Site



- 905 10th Street
- 901 Fanning Street (City of Wilmington – City Maintenance UST Site)
- 813 Anderson Street
- 906 Fanning Street
- 708 Anderson Street
- 911 Hanover Street
- 909 Hanover Street
- 1009 Post Street
- 1013 Post Street
- 1015 Post Street
- 804 10th Street

5. Contacts

- a. Project Director: Aubrey Parsley, Director of Economic Development, 929 N Front Street, Wilmington, NC 28401, 910-341-0188, aubrey.parsley@wilmingtonnc.gov
- b. Chief Executive/Highest Ranking Elected Official: Anthony Caudle, City Manager, 929 N Front Street, Wilmington, NC 28401, 910-341-4658, tony.caudle@wilmingtonnc.gov

6. Population

Area Population for the City of Wilmington is 120,324

7. Other Factors Checklist:

Other Factors	Page #
Community population is 10,000 or less.	
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
The priority brownfield site(s) is impacted by mine-scarred land.	
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	2
The priority site(s) is in a federally designated flood plain.	1, 5
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	
The reuse of the priority site(s) will incorporate energy efficiency measures.	
The proposed project will improve climate adaptation/mitigation capacity and resilience to protect residents and community investments.	1, 3
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section I.B. for priority site(s) within the target area(s).	7-9



The target area(s) is located within a community in which a coal-fired power plant has recently closed (2013 or later) or is closing.	
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8. Letter from the State or Tribal Environmental Authority

Included as an attachment is a letter of support from the North Carolina Department of Environmental Quality, Division of Waste Management, Brownfields Redevelopment Section.

9. Releasing Copies of Applications

Not applicable

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Aubrey Parsley".

Aubrey Parsley, PE
Economic Development Director
City of Wilmington
aubrey.parsley@wilmingtonnc.gov



NORTH CAROLINA
Environmental Quality

October 26, 2023

ROY COOPER

Governor

ELIZABETH S. BISER

Secretary

MICHAEL SCOTT

Director

Anthony N. Caudle
City Manager
City of Wilmington
929 N Front Street, 12th Floor
Wilmington, NC 28401
tony.caudle@wilmingtonnc.gov

Re: U.S. EPA Brownfields Community-Wide Assessment Grant – City of Wilmington

Dear Mr. Caudle,

The North Carolina Department of Environmental Quality (DEQ) Brownfields Redevelopment Section (BRS) acknowledges and supports the City of Wilmington's application for a U.S. EPA Brownfields Community-Wide Assessment Grant. We understand that your grant will focus primarily on the northern Riverfront Area of downtown Wilmington. The goal of this grant will be to bring revitalization to this area, which has been significantly underutilized for many years. This grant, and subsequent redevelopment of the Riverfront Area, would be a tremendous economic development achievement for the City of Wilmington.

The BRS offers technical project guidance to help ensure assessments conducted utilizing grant funds are in accordance with our program requirements throughout the life of your project. Coordination with the BRS is critical to ensuring that the assessments make efficient use of the federal funds awarded. The BRS can also assist with evaluating the benefits of entering specific properties into our State Brownfields Program through a brownfields agreement. A brownfields agreement outlines the controls needed to make the site safe for the intended reuse and is often a marketing tool for developers and instrumental in securing redevelopment financing. Additional tax incentives are also available upon completion of Brownfields redevelopment if completed in the State's Program.

We hope that the City is successfully awarded this grant, but we will continue to support you in your Brownfields redevelopment efforts whether a grant is awarded or not. We truly believe successful Brownfields projects can rejuvenate a community.

Sincerely,

Jordan Thompson
Brownfields Project Manager

ec: NCDEQ Brownfields Public Outreach Team



North Carolina Department of Environmental Quality | Division of Waste Management
217 West Jones Street | 1646 Mail Service Center | Raleigh, North Carolina 27699-1646
919.707.8200

Narrative/Ranking Criteria

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields

i. Overview of Brownfield Challenges and Description of Target Area: Located in eastern North Carolina, Wilmington was incorporated in 1739 on the banks of the Cape Fear River, approximately 10 miles from the Atlantic Ocean. We have flourished as a major East Coast port for more than 250 years. During World War II, Wilmington was a hub for shipbuilding, factories, mills, warehouses, and railroad lines. However, these uses have all been in decline since the 1960's when the Atlantic Coastline Railroad, the area's major employer, moved its corporate headquarters from Wilmington affecting one in five households. Although the Port of Wilmington is still in operation, the industrial sites that once lined the riverfront and filled our downtown have been abandoned or remain dormant. Despite the City's proactive and community focused approach to revitalization, with successes like the recent redevelopment of a 6.6-acre portion of the former Almont Shipping site into Riverfront Park (2021), many legacy brownfields sites and significant soil, groundwater, and sediment contamination remain.

Within our Target Areas (TAs) there are more than 330 potential brownfields sites.¹ Our brownfields are often located in our most sensitive and underserved communities, near residences, surface waters, and public recreation. In our TAs, up to 50% of the residents are considered low-income, with a disproportionate number (98th percentile) living below the poverty line.² The communities in the TAs face climate and economic burdens due to legacy pollution, proximity to traffic, expected building loss rate due to natural disasters, health and housing, and workforce development. Our industrial past has impacted the waterfront and the Cape Fear River with contaminants from local and upstream facilities. To address these challenges and build waterfront and climate risk resilience, the City adopted new land development codes (2021), resolutions addressing climate change (2017), and clean energy goals (2021). The City also established a Clean Energy Advisory Committee (2021).

While contaminated properties have complicated redevelopment, our community is continually working to bring historic and vacant properties back into beneficial reuse and promote infill development. Our recent planning efforts have focused on equity and inclusion, spurred by our City Council's adoption (2020) of the **"Rise Together" Initiative to Improve Understanding, Equity, and Civic Inclusion for All Our Neighbors.** Our TAs were chosen based on community need, brownfields density, redevelopment potential, and opportunities for inclusive and sustainable reuse. **Our TAs include six census tracts, which are all considered disadvantaged.**³ TA boundaries overlay across existing downtown planning districts and planning initiatives. TAs and priority sites for each are discussed below.

• **North Waterfront TA Summary:** 1.8 square miles, in the northwestern portion of downtown along the Cape Fear River and made up of two census tracts. A group of properties in the TA serve as the "gateway" to the City and have been a target for redevelopment projects, yet this area remains vacant and unutilized decades after its industrial prime. Although significant redevelopment has occurred along the downtown riverfront, catalyzed in part by previous EPA Brownfields funding, numerous vacant properties and underutilized structures remain. This area incorporates approximately 0.5 miles of contiguous "main street" property with multiple brownfields sites in the 100-year floodplain. The TA presents a unique opportunity to provide new housing stock and business opportunities while connecting successful brownfields redevelopment to adjacent underserved communities. Overall, brownfields redevelopment planning and assessment will promote mixed-use, commercial, residential, and/or greenspace redevelopment that will reduce health impacts to

¹ Platform for Exploring Environmental Records (PEER) Database

² The Climate and Economic Justice Screening Tool

³ The Climate and Economic Justice Screening Tool

surrounding residents and serve as an opportunity to redevelop with climate resiliency as a focus.

- **Northside/Southside TA Summary:** 2.3 square mile area centered around publicly owned maintenance properties in low-income and vulnerable downtown districts and made up of four census tracts. An abandoned rail line abuts the northern boundary of the TA and was a former industrial center with manufacturing of coal, oil and fertilizer, and railcar repair. Outside former industrial uses, the TA is residential, comprised primarily of minority residents, that have formed over the past century. These neighborhoods are led by community-groups in need of funding to facilitate redevelopment that will improve access to health and municipal services, secure jobs, and provide new housing stock. The community is also identified as a food desert and does not have access to multimodal transportation. Brownfields funding will support redevelopment planning for the TA and environmental assessment to implement community-serving development such as a new housing, compatible commercial uses (such as a much-needed grocery store), trails and greenspace.

ii. Description of the Priority Brownfields Site(s): Priority sites in each TA were identified based on development interests, historic environmental contamination, and community needs. These sites represent the numerous brownfield sites throughout the TAs. Revitalizing these sites will bring jobs and economic stimulation to the area.

North Waterfront TA Priority Sites

- **“Gateway North” (901, 908, 920, 1020, 1021 N Front Street, 201 Harnett Street, 820 N 2nd, and 909 and 923 N 3rd Street):** Site contains City-owned and private properties. These properties have been referred to as the “Gateway Project” because they serve as the gateway into both the City and the northern downtown area. Between 2019 and mid-2023, the City had been working toward a public-private partnership to incentivize affordable housing and a grocery store. Other uses considered include retail, hotel space, and a visitor center. Past assessments of the site indicate soil and groundwater contamination, and additional investigations are required to determine vapor intrusion risks. Environmental and planning efforts are needed to catalyze private investment.

- **“Gateway South” (615 and 825 N Front Street, 1 and 151 Hanover Street):** This site contains properties integral to the connectivity of the surrounding developed areas. The Gateway South Site includes a former brownfields property which has been on the market for many years and has unique redevelopment challenges, including a deteriorated retaining wall requiring structural evaluation before future construction, as well as land that requires baseline assessments to facilitate safe reuse.

- **Former Kinder Morgan (2005 N 6th Street):** 73-acre riverfront property which has operated as a bulk chemical storage terminal, chemical storage, manufacturing, lumber stock production and warehousing, fertilizer production, cotton exchange, and sugar refining/molasses production. Prior environmental evaluations identified fertilizer and petroleum impacts; however, additional assessment is needed to evaluate if potential alternate uses are safe. The City is interested in using grant funds to help evaluate redeveloping this property for commercial or mixed-use, to help reduce or eliminate impacts to the surrounding community and help preserve existing wetland features.

Northside/Southside TA Priority Sites

- **Former City Operations Center (804 and 905 10th Street, 901 and 906 Fanning Street, 708 and 813 Anderson Street, 909 and 911 Hanover Street, 1009, 1013, and 1015 Post Street):** These city and county owned properties were a trash incinerator and city maintenance facility before the 1980s. Most of the properties has been vacant since the early 2000s. Residences are immediately adjacent and several community institutions, including churches and schools are in close proximity. These properties have not been properly assessed and require Phase I and II ESAs to evaluate potential impacts related to former uses. There is community interest in redeveloping these properties but a lack of environmental information. The

need for redevelopment planning with the community has stagnated development.

Wilmington also proposes to use grant funding to work with the community to identify and further prioritize sites within the TAs and add to the City's brownfield inventory.

ii. Identifying Additional Sites: To further identify additional priority sites, the City of Wilmington would conduct inter-departmental analyses focusing on the perceived magnitude of environmental issues, economic feasibility for redevelopment, proximity to existing infrastructure and potential for community revitalization. This information will be developed and maintained in a brownfields inventory. These efforts and analyses would be informed by the City's extensive pre-existing network of local community members, non-profit organizations, and private partners.

b. Revitalization of the Target Area

i. Reuse Strategy and Alignment with Revitalization Plans: The City has undertaken multiple high-level planning efforts which include the TA communities and focus on compatible growth strategies by area. All TAs identified in the grant overlap with focused growth strategy areas identified in the City's Comprehensive Plan. Assessment and subsequent cleanup, where necessary, will lead to economic growth as it will encourage development that is consistent with planned land uses and community needs. The following plans link directly to the areas discussed in this application and provide a framework for prioritization and reuse strategies focused on green space/trails, housing, and mixed-use development that strengthens urban neighborhoods: **Wilmington Downton Vision 2020**: seeks to more fully connect downtown Wilmington and the Cape Fear River to achieve the vision of a waterfront downtown that is an inviting mixed-use destination, vital for living, working, learning, visiting, and playing. **Walk Wilmington: A Comprehensive Pedestrian Plan (2022)**: serves as a framework for the implementation of new city policies, guidelines and design standards that ensure pedestrians are provided an adequate and safe transportation system. **Greater Downtown Plan (on-going)**: will develop equitable strategies and actionable steps to implement existing policies of the *Comprehensive Plan* and Urban Design Policies that focus on transportation, land use, and urban design analysis and recommendations. The plan will be created with robust public involvement and feedback. **Northside Community Plan (2003)**: a neighborhood revitalization strategy that envisions the successful future of this community. The Plan identifies the current conditions and issues that residents and property owners wish to improve upon. Developed by a diverse group of citizens including community residents, business people, church leaders and other interested parties, the NorthSide Community Plan focuses on specific goals and the necessary steps to achieve them. **Create Wilmington Comprehensive Plan (2016)**: a long-term master plan highlighting strengths and growth areas to build a thriving community. Incorporates current infrastructure and strategies for economic and workforce development relying on existing industry, a robust small business community, local higher education resources, and developing waterfront resiliency through green infrastructure. **Land Development Code (LDC) Update (2021)**: addresses four major components of development (stormwater management, floodplain management, conservation resource regulations, and exceptionally designed projects) in environmentally sensitive areas providing increased requirements to reduce the impact of development. **Cape Fear Moving Forward (2020) and Cape Fear Change in Motion (2020)**: identifies sustainable and resilient transportation project criteria that can be used as part of the prioritization/programming process. Provides multimodal transportation goals and strategies to improve health and safety and provide equitable mobility solutions.

ii. Outcomes and Benefits of Reuse Strategy: Throughout the TAs, developing affordable housing stock, connected trails and greenways, job creation through commercial development, and resilient infrastructure are top reuse priorities. Priority Sites are catalysts for economic development or are projects that encourage inclusive redevelopment for residential and commercial infill. Priority Sites are vacant, and redevelopment will not displace current residents. Sustainable reuse of these sites will create construction and permanent jobs within the TAs.

c. Strategy for Leveraging Resources

i. Resources Needed for Site Reuse: The City of Wilmington has a strong track record of catalyzing the redevelopment of brownfield sites by taking direct equity positions in strategic brownfield properties. For more than two decades, the City has enabled the use of General Funds to purchase key properties to facilitate the revitalization of blighted areas and encourage sustainable community development. This approach has been instrumental in attracting inclusive redevelopment and public-private partnerships. The City's ownership of these sites also provides more opportunity for the community to steer redevelopment through development agreements and proposal reviews. While these funds have been instrumental in the City's redevelopment efforts, the funds are limited and restricted by the pace and fluctuation of annual budget cycles. The City intends to use brownfields grant funding as part of a wider incentive approach for redevelopment, bridging the gap between the community's large number of brownfields sites and funding available for remediation and redevelopment. The City is experienced at leveraging public and private funding to support revitalization. Examples of identified funding includes the following:

- **NCDEQ Brownfields Program**: The City will work with the North Carolina Department of Environmental Quality (NCDEQ) Brownfields Redevelopment Section (BRS), where appropriate, which provides liability protection/tax abatements that significantly reduce property taxes for 5 years after redevelopment.
- **Golden Leaf Foundation Economic Catalyst Program** – The City will work with the Golden Leaf Foundation to identify projects which would qualify for the program and introduce additional funding to enhance the probability and magnitude of success for private redevelopment.
- **New Hanover Community Endowment** - Funding from EPA grant could be used to further leverage funding from the area's largest local non-profit via application to the Endowment's grant program.

ii. Use of Existing Infrastructure: Sufficient infrastructure exists in TAs, including transportation, utilities, and community services that can support the desired infill development. The City and its regional counterparts (New Hanover County and the Cape Fear region), have developed multimodal transportations plans, downtown district plans [ongoing] and updated land development codes for a more connected, resilient, and safe community. Plans identified infill development on brownfields sites as an opportunity to reconnect communities, fill pedestrian and transit gaps, and redevelop with enhanced stormwater infrastructure for resiliency. Planning, implementation, and funding has prioritized investment in TAs with historic underinvestment and with historically underserved populations (e.g., people with disabilities, people of color, and low-income households).

d. Community Need and Community Engagement

i. The Community's Need for Funding: Populations living in both TAs are disproportionately affected by poverty, ranking in the 98th percentile of poverty in the US.⁴ Up to 50% of residents in the Northside/Southside TA are considered low-income. Unemployment rates in the TAs are in the 63rd-68th percentile in the US for the North Waterfront and Northside/Southside TAs, respectively⁵. The percentage of the Northside/Southside TA population without a high school education is 15% compared to national average of 12%. Poverty and unemployment rates in the TAs are compounded by significant reduction in trades and retail jobs that do not require a high school education. The community has experienced a 7.5% decrease in the construction sector, 5.1% decrease in manufacturing, and a 12.4% decrease in the retail trade since 2000.⁶ The TAs are also housing burdened; with households that make less than 80% of the area's median family income, and spend more than 30% of income on housing, ranking up to the 97th percentile in the US. Abandoned and underutilized properties create hurdles for traditional investment, as public and private

⁴ Centers for Disease Control and Prevention (CDC) Environmental Justice Index

⁵ EJ Screen

⁶ Wilmington Comprehensive Plan

sector development try to overcome uncertainty that accompanies unquantified environmental issues. Without EPA funding, properties will remain underused, blighted, and impacted from historical industrial use.

ii. **Threats to Sensitive Populations: The TAs are entirely comprised of CEJST disadvantaged communities which face climate, pollution, health, and socioeconomic threats.** Located on the riverfront in a coastal community, TAs are affected by flooding, sea-level rise driven land loss, and wildfires^{7,8,9} and all TA census tracts exceed the 90th percentile in the US for expected building loss rate from natural hazards each year.¹⁰ Additionally, TA populations are disproportionately affected by pollution threats, including impaired waters, toxic releases to air, traffic proximity, wastewater discharge, density of USTs, and proximity to Superfund and other contaminated sites. Socioeconomic disparities including disproportionate poverty and low-income rates are also prevalent in the TAs. The threats to the sensitive populations in the TAs are exacerbated by high disease prevalence of several chronic conditions and low life expectancy.

(1) **Health or Welfare of Sensitive Populations:** Across TAs, communities have disproportionately higher percentages of low-income residents with up to 54% of the Northside/Southside TA residents identified as low-income. TA populations are 52-58% female. Up to 17% of residents in TAs are less than 10 years old and up to 18% are more than 65 years old. Additionally, the Northside/Southside TA ranks in the 89th percentile for persons with disabilities (over 21% of the population)¹¹. Compared to the City, minorities represent a larger percentage of our community within TAs (43-61% vs 29%). Additionally, the TAs are identified as housing burdened and ‘food desert’ areas. The Northside/Southside TA lacks transportation access, adding to food insecurity and lack of access to other services. TAs are close to Superfund sites and Traffic, ranking in the 93rd and 88th percentile in the US (respectively). Brownfields funding will catalyze reinvestment in our community with direct involvement from residents to develop services to alleviate excessive health and welfare stresses. These projects would create pedestrian walkways to connect the Northside/Southside TA to jobs and services downtown, redevelop blighted properties into local restaurants and a grocery store to relieve food insecurity, enhance green space, and add housing supply to decrease housing burden.¹²

(2) **Greater Than Normal Incidence of Disease and Adverse Health Conditions:** Our most vulnerable populations are routinely impacted by a lack of services and regional environmental issues. Life expectancy within the TAs is as low as 52 years,¹³ compared to the 76-year national average.¹⁴ Notably, residents within TAs have higher rates of asthma (up to the 93rd percentile in the US) and heart disease (up to the 85th percentile in the US) than the national average.¹⁵ Residents of the TAs also have high estimated prevalence for high blood pressure, diabetes, and poor mental health.¹⁶ These adverse health conditions are amplified by closer proximity to traffic, as well as to USTs and hazardous waste facilities (up to 91% and 77% of US residents, respectively).

Brownfields funding at the Priority Sites will improve overall health conditions by removing environmental harms, replacing historically industrial sites with mixed-use development, incentivizing walkable connectivity to public transportation, providing for infill development that is accessible to community resources, development of safe residential units, greenspace, and green, flood-resilient infrastructure. The

⁷ EJ Screen

⁸ Lindsey, Rebecca, et al., “Climate Change: Global Sea Level” *NOAA Climate.gov*, 19 April 2022.

⁹ EJ Screen

¹⁰ The Climate and Economic Justice Screening Tool

¹¹ EJ Screen

¹² Wilmington Comprehensive Plan

¹³ EJ Screen

¹⁴ EJ Screen

¹⁵ EJ Screen

¹⁶ Centers for Disease Control and Prevention (CDC) Environmental Justice Index

potential redevelopment of Priority Sites and surrounding areas would decrease car traffic, provide options for healthy and affordable food, and increase access to recreational space.

(3) Environmental Justice

a) **Identification of Environmental Justice Issues:** All census tracts comprising TAs are disadvantaged according to CEJST. Portions of TAs have served as heavy industry hubs since the 1800s, including ports, bulk petroleum storage, and manufacturing. Largely minority residential communities took root in areas adjacent to industry. EJScreen shows 54% of the Northside/Southside TA population and 43% of the North Waterfront TA population consist of people of color. While some of these neighborhoods exist today, others were razed in the 1960s as part of an urban renewal project; this demolished 900 houses and 40 buildings in the North Waterfront TA and replaced the residential community with industrial use, 17 which represents systemic disinvestment and has been compounded by decades of red-lining to create a disproportionate burden of environmental factors. Previous EPA Grant funding has expedited redevelopment of portions of the North Waterfront TA, but disadvantaged communities of the Northside/Southside TA, and portions of the North Waterfront TA, remain challenged by economic and environmental issues. EJScreen shows (see table above) that TA census tracts are impacted by proximity to hazardous sites and USTs, lead-based paint, and air pollutants.

EJ Index Categories	North Waterfront TA vs. Federal Percentile	Northside/Southside TA vs. Federal Percentile
Traffic Proximity	88	83
Lead Paint	70	89
Superfund Proximity	93	87
USTs	84	91
Wastewater Discharge	86	83
Toxic Releases to Air	77	75

b) **Advancing Environmental Justice:** This grant will support the *implementation* of planning initiatives (Greater Downtown Plan, Wilmington Comprehensive Plan, Northside Community Plan, Wilmington Rail Trail Master Plan, and WDI Plan) that have been developed with community residents. These plans began with community engagement, and brownfields funding would strengthen work with community groups and local nonprofits to identify what TAs need to make their communities more robust and serviceable for the current community. Site assessment and cleanup in TAs will uplift neighborhoods by incentivizing redeveloping contaminated properties into community necessities (e.g., infill development, food stores, housing, multi-modal transportation routes).

Organization/Entity/Group	Point of Contact	Specific Involvement or Assistance Provided
Northside Food Co-Op	Cierra Washington, Project Manager northsidefoodcoop@gmail.com 910-260-4464	Community grocer that will help bridge the gap of food insecurity in the downtown Wilmington area and surrounding neighborhoods
Wilmington Downtown, Inc.	Christina Haley, Vice President christina@wilmingtondowntown.com 910-998-7744	Grant administration, advocacy, and outreach in property and site redevelopment, urban planning, private sector recruitment
New Hanover County	Tim Buckland, Intergovernmental Affairs Manager tbuckland@nhcgov.com 910-798-7177	Public improvement project sponsor and landowner, collaborating with Northside Food Co-op to alleviate area food desert.
Wilmington Chamber of Commerce	Natalie English, President & CEO english@wilmingtonchamber.org 910-762-2611 ext 204	Community advocacy on behalf of the private sector.
DREAMS	Amy Grant [REDACTED] 910-763-8341	Area non-profit heavily engaged in the community; located on Former City Operations Priority Site

¹⁷ Prensky, Matthew, "Exploring Wilmington's forgotten Tank Town as city mulls PPD building purchase", *StarNews*, 20 Feb 2023.

Wilmington Urban Area Metropolitan Planning Organization (WMPO)	Mike Kozlosky, Executive Director mike.kozlosky@wilmingtonnc.gov 910-342-2781	Funding and implementing projects in the vicinity of priority sites. Provides transportation planning that serves as the bases for expenditure of federal transportation funds
United Way of the Cape Fear Area	Tommy Taylor, CEO tommy.taylor@uwfa.org 910-798-3900	Community outreach and advocacy, community needs support
Cape Fear Collective	Meaghan Dennison, Chief Executive Officer mdennison@capefearcollective.org	Data collection and support assistance for equity and housing, program building
WARM	JC Lyle, Executive Director info@warmnc.org	Program building and advocacy for home equity building in underserved areas of the City of Wilmington
Step Up Wilmington	Will Rikard, Executive Director will@stepupwilmington.org	Community recovery through jobs assistance programs and training, talent pipeline development for at-risk and underserved individuals

e. Community Engagement

i. Project Involvement: The City partners with public, private, and nonprofit agencies to foster redevelopment, incentivize sustainable infrastructure, solve environmental challenges, and strengthen urban neighborhoods. The City prides itself on community groups that improve the health of residents and the environment. These representative partners have a vested interest in the TA renewal and sustainable growth.

ii. Project Roles:

ii. Incorporating Community Input: The City recognizes the importance of engaging the community to facilitate decision-making and project success. The City, community partner representatives, residents, and businesses will hold initial kick-off meetings, then twice a year thereafter, which will focus on receiving input from the community, sharing information, and explaining the brownfields process and next steps. Brownfields redevelopment planning will enhance ongoing and/or further engagement for the current Greater Downtown Plan by hosting multiple district/neighborhood specific meetings for brownfields revitalization.

Online tools will be used to send and receive information. Websites and social media will describe assessment and planning efforts, promote engagement, and showcase opportunities for community input. The City will communicate with the community through TA/neighborhood gatherings, nonprofit groups, newsletter mailings, websites, social media, and other communication tools. The proposed outreach tools will be inclusive and are appropriate for the community, as Wilmington has used these communication methods with previous success to assess and redevelop brownfields. In addition, the City has regularly provided for virtual meetings. We are committed to fully engaging our on-line platforms and community spaces to provide for meeting alternatives to foster inclusion.

2. TASK DESCRIPTIONS, COST ESTIMATES AND MEASURING PROGRESS

a. Description of Tasks/Activities and Outputs

City staff time for all tasks below will be provided as in-kind services by the City. Task descriptions, schedules, task leads, outputs and cost allocations (per Section 3.b.) are listed in the table below:

Task 1: Redevelopment Planning
i. Project Implementation: Further develop and maintain brownfields inventory and database (refreshed annually). Develop two area-wide Brownfields Revitalization Plans (BRPs) in conjunction with the ongoing Greater Downtown Plan process. Conduct two brownfields public meetings for each TA to assess community priorities for redevelopment. Work completed in Task 1 will aid in the prioritizing brownfield sites for work discussed in Task 2 and 3.
ii. Anticipated Project Schedule: beginning 2 nd Quarter of Year 1 – prepare the revised brownfields inventory database. Years 1 and 2 – prepare BRPs.

<p>iii. Task Lead: Wilmington, project partners, and qualified environmental professional (QEP) support.</p>
<p>iv. Outputs: Brownfields inventory database with priority sites and publicly available property and environmental data. Three Brownfields Revitalization Plans.</p>
<p>(3.b.) Cost Estimates: <i>In-kind</i> – Wilmington staff time associated with redevelopment planning will be provided as in-kind services. <i>Contractual</i>- Site inventory database with three annual updates (~130 hrs x \$185, \$24,000 total), three BRP and associated public meetings for the TAs (~600hrs x \$190, \$42,000 each, total \$126,000).</p>
<p>Task 2: Environmental Assessments</p>
<p>i. Project Implementation: Task will begin with site access agreements and property eligibility determinations. Community input will inform site selection/prioritization at nonpriority sites (Task 1 and 4). QEP will submit a Programmatic Quality Assurance Project Plan (QAPP) and Site-Specific QAPPs to EPA before environmental sampling. Phase I ESAs, Phase II ESAs/hazardous building materials surveys may be completed during this task.</p>
<p>ii. Anticipated Project Schedule: Beginning 2nd Quarter of Year 1 then ongoing, Years 1-4.</p>
<p>iii. Task Lead: City, QEP support</p>
<p>iv. Outputs: Access agreements and property determinations. 15 Phase I ESAs following ASTM E1527-21 and All-Appropriate Inquiry. Programmatic QAPP and associated site-specific QAPPs. 6 Phase II ESAs following current ASTM and regulatory standards. Phase IIs may include hazardous building material surveys. Assessments will be tracked and reported in Assessment, Cleanup, and Redevelopment Exchange System (ACRES) and reports.</p>
<p>(3.b.) Cost Estimates: <i>In-kind</i> – Wilmington staff time associated with assessments will be provided as in-kind services. <i>Contractual</i> – 15 Phase I ESAs (\$4,000 to \$7,500 each; average \$5,900 each; \$88,500 total), 6 Phase II ESAs (\$20,000-\$50,000 each; typical \$27,750 each; total \$166,500). Project-specific QAPP and 6 SS-QAPP (\$4,000 each, total \$20,000)</p>
<p>Task 3: Cleanup Planning</p>
<p>i. Project Implementation: Development of ABCAs, Work Plans, Remedial Action Plans (RAPs), Environmental Management Plans (EMPs), or Vapor Intrusion Mitigation System (VIMS) Design Plans for sites that require remediation or are contaminated and ready for redevelopment under the North Carolina Department of Environmental Quality (NCDEQ) Brownfields Redevelopment Section (BRS). Sites will be selected based on results from Task 1 and Task 2.</p>
<p>ii. Anticipated Project Schedule: Beginning Year 2 then ongoing.</p>
<p>iii. Task Lead: QEP; may incorporate local/state regulatory departments for resources and approvals.</p>
<p>iv. Outputs: 2 ABCAs, 1 VIMS Design Plan, 2 Work Plans/RAPs/EMPs</p>
<p>(3.b.) Cost Estimates: <i>In-kind.</i> Wilmington staff time for assessments will be provided as in-kind services. <i>Contractual</i> – Work Plans/RAPs/EMPs (\$6,500 each), VIMS Design Plans (\$15,000 each), , ABCA (\$6,000 each)</p>
<p>Task 4: Community Outreach</p>
<p>i. Project Implementation: Community outreach for the Brownfields Program will be incorporated into one Downtown Wilmington stakeholder meeting and one City Council meeting per year, presenting updates and education for the Brownfields Program and for community input for brownfields tasks and redevelopment. Information gathered from the community outreach meetings will be integrated into planning for Task 1-Task 3.</p>
<p>ii. Anticipated Project Schedule: Ongoing, Years 1 through 4.</p>
<p>iii. Task Lead: City of Wilmington with QEP Support</p>
<p>iv. Outputs: Community Involvement Plan, community outreach for 2 meetings per year (8 total meetings), website and outreach materials.</p>
<p>(3.b.) Cost Estimates: <i>In-kind</i> – Wilmington staff time associated with community outreach will be provided as in-kind services. <i>Supplies</i>- \$500 for print materials, public notifications, and advertising. <i>Contractual</i> – QEP preparation of community involvement plan (~27hrs x \$185, \$5,000 total), website/outreach materials (~38hrs x \$175, \$7,000 total), and participation at public meetings (\$1,000/meeting, total \$8,000).</p>
<p>Task 5: Programmatic Administration</p>
<p>i. Project Implementation: Management, execution and administration of the grant and cooperative agreement and ACRES entry. Procurement of a qualified environmental professional (QEP). Travel for two staff to attend brownfield-related conferences (National Brownfields Training Conference and state conferences).</p>
<p>ii. Anticipated Project Schedule: Ongoing, Years 1 through 4. Procurement of QEP Quarter 1, Year 1</p>

iii. **Task Lead:** City of Wilmington and QEP

iv. **Outputs:** 16 EPA quarterly reports, minority-owned/women-owned business enterprises (MBE/WBE) forms, ACRES database, and support to comply with EPA cooperative agreement terms/conditions. Qualifications-based selection of QEP. Travel for two people to National Brownfield Training Conference and two state conferences.

(3.b.) **Cost Estimates:** *In-kind* – Wilmington staff time associated with Programmatic Administration will be provided as in-kind services. *Travel* – food, lodging, and transportation for two staff (\$5,500). *Contractual*- QEP assistance for reporting/grant administration, \$2,500/year, \$10,000 total.

b. Cost Estimates

Budget estimates are included in the table below. Cost estimates, unit costs, and cost estimate justifications are included in the task table (Section 3a). **Cost estimates include an allocation of 55% of funds towards site specific assessments and 30% of funds towards redevelopment planning activities.**

Budget Categories		Project Tasks (\$)*					Total
		TASK 1 Inventory Redevelopment Planning	TASK 2 Environmental Assessments	TASK 3 Cleanup Planning	TASK 4 Community Outreach	TASK 5 Programmatic Administration	
Direct Costs	Travel	-	-	-	-	\$5,500	\$5,500
	Supplies	-	-	-	\$500	-	\$500
	Contractual	\$150,000	\$275,000	\$40,000	\$20,000	\$10,000	\$494,000
Total Direct Costs		\$150,000	\$275,000	\$40,000	\$20,500	\$10,000	\$500,000
Total Indirect Costs		-	-	-	-	-	-
Total Budget		\$150,000	\$275,000	\$40,000	\$20,500	\$15,500	\$500,000

*Wilmington staff time associated with all tasks will be provided as in-kind services by the City.

c. Plan to Measure and Evaluate Environmental Progress and Results

An EPA-approved work plan will guide project results. The City will evaluate progress based on milestones in the work plan to keep tasks on track. The City will document Phase I and II ESAs, Cleanup Plans, and redevelopment planning funded by the grant, as well as the number of sites successfully redeveloped. Outcomes will be tracked in EPA’s ACRES system with quarterly reporting to EPA. We will work with the EPA project manager if there is slippage in the schedule or expenditures. We will document community engagement events, planning, stakeholder meetings, jobs and acres of greenspace created, improved outcomes for disadvantaged community portions, and site/structure reuse. At the grant period’s conclusion, a report summarizing the projects will be transmitted to EPA.

3. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability

i. Organizational Capacity (presented below in 4.a.iii)

ii. Organizational Structure (presented below in 4.a.iii)

iii. Description of Key Staff: The Economic Development Division of the City Manager’s Office will manage all activities under the Grant. Extensive coordination with the community, Wilmington Downtown Inc., and the City’s Planning, Community Development and Finance departments will take place around all Grant activities. The key team members who will cohesively manage the implementation and reporting of the grant are Aubrey Parsley, Economic Development Director and Federal Grant Manager and Chrissy Roane, Sr. Accountant of the Finance Department’s Grant Division. Mr. Parsley and Ms. Roane have successfully managed \$2.5 million in federal grants. Mr. Parsley will manage the administration and implementation of the grant with support from additional City staff. He has over 13 years of experience across North Carolina

and Virginia working on capital projects and redevelopment initiatives, many of which have included brownfield considerations. Ms. Roane currently manages all the financial aspects of both federal and state grants received by the City. She has 17 years of finance related work experience and understands the cooperative agreement process and financial and programmatic reporting requirements. She has strong working relationships with various granting agencies. The City of Wilmington has successfully managed numerous federal, state, and local grants and has administered programmatic economic and community development grants to over 40 local non-profits.

iv. Acquiring Additional Resources: The procurement process for materials, supplies, equipment, services, construction, and professional services acquired for the City of *Wilmington is governed by Wilmington's Purchasing Policy Manual*. This procurement system complies with local, state, and federal laws/regulations, including the Competitive Procurement Standards in 40 CFR Part 31.36. The policy also provides opportunities for local, small, and minority businesses in the Greater Wilmington area to participate in providing goods and services to the City. It is the policy of the City to seek competitive prices for commodities and services. The City will procure professional services according to this policy and prioritize local and inclusive project resources.

c. Past Performance and Accomplishments

i. Currently Has or Previously Received an EPA Brownfields Grant

(1) Accomplishments: Wilmington has received and successfully implemented three previous EPA Brownfield Grants. The City has been successful in managing these grants, entering outputs and outcomes in ACRES, and achieving desired results for the community.

- **1999 Brownfields Assessment Grant** (BP98480199); \$300,000) This Pilot targeted a 19-acre abandoned landfill adjacent to a disadvantaged predominantly African American community for redevelopment into a public greenspace. This grant resulted in the successful redevelopment of two properties, including redevelopment of a landfill into the Archie Blue Community Park.

- **2011 Brownfields Assessment Grant** (BF-95483011; \$200,000 for hazardous substances and \$200,000 for petroleum) 16 Phase I and 5 Phase II ESAs, brownfields inventory, community outreach activities, and cleanup planning. This resulted in 5 sites being ready for reuse and identified several sites to be further assessed using the subsequent 2014 grant funding.

- **2014 Brownfields Assessment Grant** (BF-00D26614-0; \$200,000 for hazardous substances and \$200,000 for petroleum) 13 Phase I and 10 Phase II ESAs, cleanup planning, and community outreach activities. This resulted in 6 sites being ready for reuse and facilitated acquisition and development by private parties, including a multifamily development and hotel.

(2) Compliance with Grant Requirements: Cooperative Agreement Work Plans for each grant were executed on time, within budget, with no adverse audit findings. Reporting, including quarterly reports, financial status reports and ACRES entries, was completed on time and conforms with EPA guidelines. Regular communication was established and continued during grant periods with EPA Region 4 and NCDEQ. Grant funding provided 2011 and 2014 was fully used; data for the 1999 grant is unavailable.

Threshold Criteria Documentation

Wilmington, North Carolina FY24 Community-Wide Assessment Brownfields Grant

1. Applicant Eligibility

- a. **Applicant Type:** The City of Wilmington (the City), North Carolina, is a general-purpose unit of local government as defined under 40 CFR Part 31 and eligible for funding.
- b. **Exempt from Taxation Under 501(c) (4) of Internal Revenue Code:**

2. Community Involvement

The City currently partners with various government and public agencies and local nonprofits to foster economic development and redevelopment, incentivize sustainable infrastructure, solve environmental challenges, and strengthen Wilmington's downtown neighborhoods. Our local business community is active and our residents have a rich history of consistent community involvement and collaboration to improve health and vitality.

We will work with our partners and stakeholders that have a vested interest in the Target Areas' renewal and sustainable growth. Listed in our narrative are some of the community partners that will contribute to the planning and implementation of the Wilmington Brownfields Program- many of whom have partnered with us on previous planning and redevelopment efforts.

The City will include community residents and stakeholders throughout all phases of project planning and implementation. A Community Involvement Plan (CIP) will be developed to formalize, plan, and implement brownfields activities. We feel confident that we have existing relationships and the right variety of media to reach stakeholders and engage them throughout the grant cycle. We will host community or stakeholder meetings as a part of redevelopment planning in neighborhoods as well as two larger and recurring stakeholder meetings (Wilmington Downtown, iNC and City Council meetings) each year.

The City will engage with and prioritize the needs of historically and currently marginalized residents through outreach conducted by community-connected, place-based organizations, trusted messengers, tailored outreach, and engagement strategies, all of which will generate community input that feeds back to the Brownfield Assessment process.

Community-centered outreach, in the form of in-person meetings, workshops, and City participation in existing, well-established community events will support the inclusion of marginalized and disadvantaged communities' mobilization in the planning process. The City will use the following guidelines as a roadmap for the Outreach and Engagement process to maintain alignment with EPA Brownfield Program objectives and goals:

- Reach people where they are; prioritize outreach by community- based organizations already engaged with, and trusted by, communities.
- Start with what they know and build on what they have
- Ensure transparency in all gatherings, leadership, and feedback mechanisms

- Sponsor venue, refreshment, and materials costs
- Concentrate budget allocation to fund those who work directly in communities.
- Emphasize community building to gather community members, listen and learn for awareness and education, and organize for direct action.
- Demonstrate responsiveness by showing communities -- in person and through digital and other communications -- that their input has been factored into revised reuse and other plans.

An inclusive promotional campaign, through community newsletters and City and partner websites, will share information with key community leaders and citizens. Language and accessibility accommodations will be provided as needed.

In order to fully engage the community, the City will also attend regularly scheduled community meetings and present at industry and nonprofit partner meetings (realtors, chamber of commerce, housing and community development corporations, development groups and lending institutions). These meetings will provide the community with opportunities to offer input and will allow the City to consider and respond to community input. The City will evaluate feedback at regular meetings to incorporate into prioritization and deliverables, responding by local channels (email newsletters, target area social media) to follow up on the outcome of the public and stakeholders' input.

3. Expenditure of Existing Grant Funds

The City of Wilmington does not have an open EPA Brownfields Assessment Grant or Multipurpose Grant.

4. Contractors and Named Sub-Recipients

Not Applicable. The City of Wilmington will procure contractor(s), as necessary, following stringent procurement requirements as provided in 2 CFR § 200.319(b). Contractor(s) will be selected in compliance with fair and open competition requirements in 2 CFR Part 200 and 2 CFR Part 1500. Additionally, no subrecipients have been selected.