



NARRATIVE INFORMATION SHEET

Centralina Regional Council FY2024 EPA Brownfields Assessment Coalition Grant Application

The Centralina Regional Council is pleased to submit this proposal for FY2024 Brownfields Assessment Coalition Grant funding.

1. Applicant Identification:

Centralina Regional Council
10735 David Taylor Drive, Suite 250
Charlotte, NC 28262

2. Funding Requested:

- (a) Assessment Grant Type: Assessment Coalition
(b) Federal Funds Requested: \$1,500,000

3. Location:

Counties: Anson, Cabarrus, Gaston, Iredell, Lincoln, Mecklenburg, Rowan, Stanly, Union
State: North Carolina

4. Coalition Members' Target Areas and Priority Site Information:

- Centralina Regional Council:
 - Target Area: Dawson Dyeing and Finishing and mill village
 - Census Tract: 37167931202
 - Address: 202 NC 24-27 HWY, Albemarle, NC 28001
- Town of Spencer:
 - Target Area: North Carolina Finish Company and mill village
 - Census Tracts: 37159050700 & 37159050800
 - Address: 2555 N US 29 HWY, Spencer, NC 28144
- City of Mount Holly:
 - Target Area: Adrian and Madora Mills and mill villages
 - Census Tract: 37071031102
 - Address: 212 Adrian St, Mt Holly, NC 28120
 - Address: 101 Mill St, Mt Holly, NC 28120

5. Contacts:

(a) Project Director:

Name: Lenessa Hawkins, Grants and Contracts Administrator
Phone: (704) 348-2723 | Email: lhawkins@centralina.org
Mailing Address: 10735 David Taylor Drive, Suite 250, Charlotte, NC 28262



704-372-2416 | info@centralina.org | www.centralina.org
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(b) Chief Executive/Highest Ranking Elected Official:

Name: Geraldine Gardner, Executive Director

Phone: (704) 372-2416 | Email: ggardner@centralina.org

Mailing Address: 10735 David Taylor Drive, Suite 250, Charlotte, NC 28262

6. Population:

- Population of Target Areas:
 - City of Albemarle: 16,318
 - Town of Spencer: 3,296
 - City of Mount Holly: 17,315

7. Other Factors:

Other Factors	Page #
Community population is 10,000 or less.	1,5
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
The priority 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.	3
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.	3-4
The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments.	4
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 sites within the target areas.	
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.	5

8. Letter from the State or Tribal Environmental Authority: A letter of acknowledgement from the North Carolina Department of Environmental Quality is attached.

9. Releasing Copies of Applications: not applicable



NORTH CAROLINA
Environmental Quality

October 27, 2023

ROY COOPER

Governor

ELIZABETH S. BISER

Secretary

MICHAEL SCOTT

Director

Geraldine Gardner, Executive Director
Centralina Regional Council
10735 David Taylor Drive, Suite 250
Charlotte, NC 28262
ggardner@centralina.org

Re: U.S. EPA Brownfields Assessment Coalition Grant – Centralina Regional Council

Dear Ms. Gardner:

The North Carolina Department of Environmental Quality (DEQ) Brownfields Redevelopment Section (BRS) acknowledges and supports the Centralina Regional Council's application for a U.S. EPA Brownfields Assessment Coalition Grant. We understand Centralina will serve as the lead entity in partnership with the City of Mount Holly (Gaston County) and the Town of Spencer (Rowan County). The grant request of \$1,500,000 will focus on underserved communities within Centralina's nine-county region impacted by brownfield sites. Initial target sites include the Madora and Adrian Mills in Mount Holly, the former Fieldcrest/Cannon Textile Mill in Spencer and the Finishing Mill in Albemarle (Stanly County).

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 Council 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

cc: 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

1. PROJECT AREA DESCRIPTION & PLANS FOR REVITALIZATION:

1.a. Coalition Members, Target Area & Brownfields:

1.a.i. Coalition Members:

The Centralina Regional Council (Centralina), founded in 1968 as a regional planning organization in North Carolina, will serve as the lead coalition member. Non-lead members include the Town of Spencer and the City of Mount Holly. Located within Centralina's nine-county region, both communities have small populations (3,296 and 17,315, respectively) and limited resources. Neither community has previously received an EPA brownfields grant and both lack the capacity to pursue a brownfields grant. Spencer, Mount Holly, and other communities in the region rely upon Centralina's assistance to pursue and manage redevelopment project grants.

1.a.ii. Overview of Brownfield Challenges & Description of Target Areas:

Centralina serves a nine-county area, the geographic boundary for eligible activities, which includes Anson, Cabarrus, Gaston, Lincoln, Iredell, Mecklenburg, Rowan, Stanly and Union counties. The region, which includes the Charlotte metropolitan area, has a population of over 2.2 million people and covers 4,283 square miles. Starting with the region's first textile mill erected around 1814 in Lincoln County, the region began building a robust textile manufacturing industry. With northern mills relocating south, the industry boomed in the region from the late 19th century to the mid-20th century. Numerous "mill towns" were created as mill owners built mill villages to house their workers. However, just as the industry had moved South during the 1880 - 1935 period to take advantage of lower production and wage costs, the industry again began to shift significant production into other countries in the 1990s. By the early 2000s, most of the mills in the region closed. In 2003 in the single largest mass layoff in the state's history, nearly 4,800 North Carolina workers lost their jobs following the closure of Cannon Mills with most of these workers were concentrated in Cabarrus (2,592) and Rowan (1,392) counties. As the mills were abandoned, the sites were left with legacy environmental contamination. With the mills often located in the center of communities, redevelopment at the site and surrounding area are hindered. Communities centered around the mill's production were suddenly left purposeless and derelict, and the mill villages experienced rapid deterioration and disinvestment.

As the mills were booming, the region needed local banks to support the industry; and, thus, the financial industry was born in Charlotte, the region's rail center and textile hub. Despite the declines in the textile industry, Charlotte became one of the leading financial centers in the country, creating in-migration of people and businesses. Since 2010, close to 120 people have moved to the region per day. The region grew by 7% between 2016 and 2021, but the population and economic growth has not been evenly experienced across the region. However, there is an increasing interest in development and investment further from the center city urban area and inner ring suburbs, particularly since the 2020 COVID pandemic and the working from home transition. Of course, the growth also creates issues. The housing and transportation costs in the region now make up 48% of household expenditures. A 2022 housing report shows the demand for housing units in the region outweighs the supply and the price for homes drastically increased, from a 14.2% increase in 2021 to a 54% increase in 2022.¹ More communities across the region now struggle with ensuring a safe and affordable housing supply with a diversity of housing choices especially for families and older adults (a purpose the mill villages once served). However, these sites now offer the opportunity to help solve the growing region's problems. Through infill of these sites, communities can reduce urban sprawl and bring new housing and businesses into areas with existing public transit services.

Therefore, with this grant Centralina will focus on helping underserved, disadvantaged communities within the region by transforming brownfields into affordable housing, new businesses, and recreational spaces. Through collaboration with stakeholders and our communities, we identified three high-priority target areas for our initial project focus, which will create an immediate impact. The initial target areas include mills and their surrounding mill villages in census tract (CT) 37167931202 in Albemarle for the Centralina Regional Council (lead member), CT 37159050700 & 37159050800 in Spencer (non-lead member), and CT 37071031102 in Mount Holly (non-lead member), all of which are defined as disadvantaged under the Justice40 Initiative. This grant will support each coalition members' efforts

¹ "State of Housing 2022 Report Charlotte." University of North Carolina Charlotte. Childress Klein Center for Real Estate.

toward revitalization through assessment, community engagement, cleanup planning, and reuse planning for catalyst brownfield sites within their jurisdictions and target areas.

1.a.iii. Description of the Priority Brownfield Sites:

Working with our community stakeholders, Centralina identified and prioritized four brownfield sites in the Target Areas. The following sites are high priorities based on their impact (environmental, blight, economic) on the community and potential for redevelopment. We will first focus on sites within the Target Areas but will identify and prioritize other sites within the nine-county Centralina region as priorities arise and funding allows.

The Town of Spencer (non-lead member), located in Rowan County, was incorporated in 1905 after Southern Railway established its Mechanical Shops at the approximate midpoint between Atlanta and Washington, DC. In 1916, the Yadkin Finishing Company, later known as **North Carolina Finishing Company** (2555 N US 29 HWY) and then Color-Tex, was established on the banks of the Yadkin River north of town. The property includes 178 acres that is bisected by the railway and US Hwy 29. The plant was located on the north side, where dyeing and finishing of fabrics took place. An industrial wastewater plant and fields, where sludge was reportedly land-applied, is located on the south side. Based on historical operations, contaminants of concern include polychlorinated biphenyls (PCBs), metals, volatile organic compounds (VOCs), semi-VOCs (SVOCs), and polynuclear aromatic hydrocarbons (PAHs). The Yadkin Mill Village was built adjacent to plant for workers to live, shop, and play with many houses sharing the property line with the mill. Spencer was first impacted with the railway's phased closure of the shops from the 1950's to 1970's, then impacted by the downturn in the textile industry. The plant closed without warning in September 2003, leaving 300 employees jobless. After changing ownership a few times, the site was abandoned in the middle of the demolition process, leaving behind piles of debris, partial structures, trash, and overgrown vegetation. Asbestos-containing materials (ACM) and lead-based paint (LBP) may be intermingled in the debris. The blight has contributed to the deterioration of the Yadkin Mill Village, and the site mars the view from the newly established Yadkin River Trailhead Park, located between the mill and US Hwy 29. The Town prioritized the site based on its impact on the adjacent mill village and the site's potential for redevelopment based on developer interest.

The City of Mount Holly (non-lead member), located in Gaston County, was incorporated in 1879 after nearly 200 years of settlement and the establishment of the first cotton mill in 1875. The city became a textile manufacturing center with several mills established, including a pair of mills flanking the Piedmont and Northern railroad track. The **Adrian Mill** (212 Adrian St) was built in 1916, followed by the **Madora Mill** (101 Mill St) in 1922. Together they processed raw cotton to produce combed yarns. Mill villages were built to the south of Adrian Mill and to the north of Madora Mill. Production at the mills ended by 2001, and the buildings have since been vacant or underutilized as warehouse space. Adrian Mill sits on 4 acres and includes over 36,000 square-feet (sqft) of building space, while Madora Mill sits on nearly 7 acres and includes over 25,000 sqft of building space. The historic mill structures are still intact and relatively structurally sound, but environmental concerns from historic mill operations have limited developer interest. Contaminants of concern include VOCs, SVOCs, PCBs, ACM, and LBP. Based on the anticipated redevelopment success of two other historic mills in the area, Mount Holly prioritized the sites due to their redevelopment potential and to support the Adrian/Madora neighborhoods.

Centralina Regional Council (lead member) selected the former **Dawson Dyeing and Finishing Facility** (202 NC 24-27 HWY), located in the City of Albemarle, Stanly County, as a priority site due to known environmental concerns that need delineation, the deterioration and blight of the building, and its redevelopment potential based on its location at the crossroads of US Hwy 52 and Hwy 24-27. The City of Albemarle was formally incorporated in 1857, and its early growth was fueled by agriculture, a short-lived gold rush, and regional trade – all later supplanted by the textile industry. The first mill was built in 1896, and several more followed. In 1950, the Dawson Dyeing and Finishing Facility was established to serve other woven mills in the area. A mill village of about 60 homes is directly east of the plant. The plant closed around 2000, leaving 150 unemployed. The 144,000 sqft building on 8 acres has been mostly vacant since then and is showing significant deterioration. A storage tank on the roof of the building has collapsed, portions of the roof have collapsed, and vandals have caused additional damage. The facility included drycleaning operations, which released TCE and PCE (drycleaning solvents) to soil and

groundwater. Other environmental concerns include metals, VOCs, SVOCs, PCBs, ACM, LBP, and fuel oil used for the boiler system.

1.a.iv. Identifying Additional Sites:

Working with our community stakeholders, Centralina has developed a preliminary inventory of over two dozen sites. The Centralina project team will use its extensive regional relationships and convening expertise to stand up a Steering Committee (see Sec. 2b), to identify and prioritize these and additional sites. Centralina will continue to prioritize target areas in the underserved areas of the region and disadvantaged census tracts, as defined by the Justice40 initiative. Sites will be prioritized based on community need (as measured by census data, EPA’s CEJST and EJScreen mapping tools, and the Justice40 initiative); the environmental, economic, and social impact of the site on the surrounding community; and the redevelopment potential.

1.b. Revitalization of the Target Areas:

1.b.i. Reuse Strategy & Alignment with Revitalization Plans:

Over 8,400 participants from 14-counties and two states, representing residents and public and private sector leaders, came together to develop a regional growth plan – *CONNECT Our Future*. Top priorities included growing where we have existing and planned infrastructure, infill, and adaptive reuse before growing outward. A review of growth scenarios showed the one that most correlated with people’s values included growing in multiple centers, connected by regional transportation. Adaptive reuse and infill helps support the density needed for the success of public transit, bike, and pedestrian infrastructure. Again, during our recent community outreach meetings, infill, redevelopment, and adaptive reuse of brownfield sites ranked as a high priority. New affordable housing, commercial properties, mixed-use, and light industrial sites will be needed to address the needs of current and future residents in the disadvantaged communities surrounding the Target Area sites. Specific reuse plans for our priority sites are outlined below:

North Carolina Finishing Company, Spencer – Building upon a Duke Energy Site Readiness report, the Town created a plan to redevelop the site in phases. On the south side of the railroad track, 775,000 sqft of light industrial space may be built first, where the environmental issues may be less challenging. On the north side of property, 10 acres fronting the Yadkin River (a large portion within in the floodplain) will be developed into a riverfront park that will connect with the Yadkin River Trailhead. The plan includes up to 400,000 sqft of office, business, or retail space to be built in the former plant’s footprint as cleanup is accomplished. On a wooded portion of the parcel that wraps around the mill village, the plan calls for affordable townhouses, while also focusing on the upfit and infill of the mill village. The ambitious plan has attracted developer interest, and the phased approach will make the implementation more viable. The environmental uncertainties need to be resolved to prevent further delays in realizing this vision.

Adrian and Madora Mills, Mount Holly – In 2018, Mount Holly completed a Strategic Plan² which identified the adaptive reuse of the mill sites as key opportunities for mixed-use developments and the renovation and revitalization of existing homes in mill villages as a way to increase housing options. The City identified the adaptive reuse of Adrian and Madora Mills as opportunities for affordable housing and neighborhood-level retail/commercial space. Using implementation strategies from the plan, the City has been able to successfully attract developers for two other mills – one a mixed-use development and another a distillery.

Dawson Dyeing and Finishing Facility, Albemarle – The Dawson site is envisioned to become a mixed-use redevelopment that can cater to the increasing traffic on Hwy 52 and Hwy 24-27 as well as the surrounding neighborhoods. The existing building will be replaced, and the site layout configured to increase the frontage for commercial/retail space, add affordable housing options above and behind, and avoid or cap with a parking lot the most contaminated areas of the site. One of Albemarle’s five 2022 Strategic Plan Goals is to “Guide growth and facilitate economic opportunities in order to benefit all residents and businesses.” The strategies to meet that goal include anticipating and planning for new growth, diversifying community and economic investments, and ensuring a wide range of housing options for everyone. The reuse plan for Dawson meets those goals and strategies.

² https://www.mtholly.us/departments/planning/strategic_vision_plan.php#outer-60

1.b.ii. Outcomes & Benefits of Reuse Strategy:

The redevelopment of the targeted properties has the potential to significantly spur growth within the targeted communities, by meeting the critical need for new, energy-efficient affordable housing, attracting public and private investment, creating jobs, increasing property values, and bringing new businesses and additional people to the target areas. However, the lingering questions regarding their potential environmental issues must first be addressed. The redevelopment plan for the NC Finishing Company property will attract over \$150 million in capital investment from part of a new economic growth engine – bringing residents; additional retail, commercial, and light industrial space; jobs; blight removal; park creation; and other developments to the Spencer Target Area. The adaptive reuse of the Adrian and Madora Mills has the potential to create 250 residential units, neighborhood retail/commercial space, and over \$40 million in investment. The redevelopment of the Dawson Dyeing and Finishing Facility will bring new commercial and retail jobs to the area, as well as potentially 40 townhomes, attracting about \$20 million in resources and investment.

Centralina was awarded a \$1 million ***Climate Pollution Reduction Grant (CPRG)***. Through this work with EPA we are developing the region’s first climate action plan, aimed at reducing greenhouse gas emissions with a focus on improving outcomes for low income and disadvantaged communities. The EPA Brownfields and the EPA Climate Pollution Reduction Grant align through the joint goals of supporting economic growth and job creation, growth in planned activity centers (mixed-use development, walkable communities) and improving health in communities. We will leverage the CPRG initiative to inform and guide the redevelopment planning activities under this grant as well as the engagement with private developers to ensure climate mitigation/adaptation and resiliency goals, including energy efficiency measures, are incorporated in each reuse strategy and the plans for cleanup and construction.

1.c. Strategy for Leveraging Resources:

1.c.i. Resources Needed for Site Reuse:

Centralina, as a regional council of governments, our coalition partners – Town of Spencer, City of Mount Holly – and the other local governments within the region, are eligible for a multitude of state and Federal grants and are committed to pursuing, securing, and leveraging all opportunities to fund the eventual cleanup and reuse of the target sites. Completing environmental assessments, cleanup planning, and redevelopment planning with this brownfield funding will enable Centralina to assist the Target Areas with developing a strategy and unlock additional resources for cleanup and redevelopment. For example, one of the local governments may acquire a site and apply for an EPA Brownfields Grant for cleanup activities. Others may seek Community Development Block Grant (CDBG) funding to facilitate housing redevelopment. Funding for the light industrial and commercial/retail facilities at the NC Finishing Company and Dawson Dyeing and Finishing Facility sites may be sought from the NC Department of Commerce or the Economic Development Administration. Private developers of the historic Adrian and Madora Mills may seek to take advantage of the state and federal Historic Tax Credits. Private developers of brownfield properties who enter into a Brownfields Agreement with the NC Department of Environmental Quality (DEQ) are also eligible for property tax exemptions upon completion of the cleanup. Select redevelopment activities may also be funded by North Carolina’s Clean Water Management Trust Fund (CWMTF). The fund provides grants to local governments and non-profits to finance projects that address water pollution problems. Stormwater from the highly impervious concrete slabs and asphalt at the NC Finishing Company site drains into the Yadkin River, while the Adrian and Madora mill sites drain to Fites Creek and the Catawba River. CWMTF funding can be used to acquire portions of these properties and convert them into natural green space with stormwater treatment facilities. These innovative stormwater projects could reduce the pollutant load flowing into the rivers and creeks, sources of drinking water for many communities in the region. Centralina and our project partners will aggressively pursue these and other funding sources needed to facilitate the redevelopment of the priority sites.

1.c.ii. Use of Existing Infrastructure:

As former industrial properties, the target sites have the needed infrastructure in place to serve the proposed redevelopments. The North Carolina Finishing Company priority site is located on US Hwy 29 with access to I-85, while the Dawson Dyeing and Finishing site is at the crossroads of US Hwy 52 and Hwy 24-27. The Adrian and Madora mills are located in walkable residential areas, hence the plan for

mostly residential reuse. The needed water, sewer, and electric infrastructure already exists on the sites with sufficient capacities for the proposed redevelopments, with upgrades focused on infrastructure distribution. In addition, developers may leverage the historical architecture of the Adrian and Madora Mill buildings. Additional minimal infrastructure needs at the North Carolina Finishing Company may include new access roads, sidewalks, and other public amenities, which will be funded through a combination of private and public investment, as well as DOT and CDBG grants.

2. COMMUNITY NEED & COMMUNITY ENGAGEMENT:

2.a. Community Need:

2.a.i. The Community’s Need for Funding:

Centralina does not have taxing authority and supports member governments through grant funded programs and funds from local government partners. Therefore, we do not have funding available for environmental assessment, cleanup, or redevelopment of brownfields. Our coalition members and our target area city have small populations – Town of Spencer: 3,296; City of Mount Holly: 17,315; and City of Albemarle 16,318 residents, each with limited resources and staff capacity. As the following table shows, the Target Areas are noticeably more disadvantaged and have a significantly higher percentage of low-income residents, when compared with the state and nation. Spencer and Albemarle’s per capita incomes are approximately 25% lower than the state. Mount Holly’s per capita income is better but still lags the US, and the census tract of the targeted Adrian and Madora mill sites is in the 75th percentile for Low Income, according to CEJST. All three target areas have a significantly higher percentage of families with children living in poverty and a percentage of families with SNAP benefits. In 2013, both Spencer and Mt. Holly were further impacted by job losses and economic base, when Duke Energy closed two coal-fired power plants – Buck Steam Station (Spencer) and Riverbend Steam Station (Mt. Holly). With a tax base consisting of small, low-income populations, the Target Areas do not have the ability to draw on other initial sources of funding to carry out environmental assessment, remediation, and the subsequent reuse of the priority sites.

Demographic Data (ACS 2021 5-year estimates)	Spencer	Mount Holly	Albemarle	North Carolina	US
Total Population	3,296	17,315	16,318	10,367,022	329,725,481
% Minority	30.4%	25.5%	33.9%	33.8%	31.8%
% Under 5	4.3%	4.9%	5.1%	5.7%	5.9%
% Elderly (>65)	17.1%	11.4%	22.0%	16.3%	16.0%
Median Household Income	\$56,882	\$64,742	\$43,231	\$60,516	\$69,021
Per Capita Income	\$26,166	\$36,030	\$24,883	\$34,209	\$37,638
% Unemployment	10.0%	7.0%	6.9%	5.3%	5.5%
% All In Poverty	19.6%	9.3%	23.9%	13.7%	12.6%
% Families with Children in Poverty	21.3%	18.2%	37.7%	15.7%	13.9%
% with SNAP Benefits	20.2%	12.9%	23.9%	12.1%	11.4%
Median Home Value	\$119,800	\$200,900	\$136,900	\$197,500	\$244,900

2.a.ii. Threats to Sensitive Populations:

(1) Health or Welfare of Sensitive Populations:

The Target Areas’ sensitive populations include low-income, elderly residents, and impoverished families with children due to higher unemployment levels (see above table). These sensitive populations are more susceptible to the risks of exposure to environmental contamination, including the heavy metals, PCBs, VOCs, SVOCs, petroleum, ACM, and LBP contaminants suspected on the priority sites. In the Spencer Target Area, nearby residents in the mill village and trespassers are at risk of exposure to the ACM and LBP in the debris piles and remnants of buildings. Developers are concerned about potential metals in the soil from land-applied sludge of the industrial wastewater treatment plant. Vapor intrusion risks are concerns for the proposed housing and buildings. In Mount Holly and Albemarle, lingering contamination may be present in soils and groundwater, and potential exposure pathways could include offsite migration from stormwater or groundwater. Trespassers at the unsecured Albemarle site are at risk from onsite contaminants and ACM and LBP in deteriorating building materials. Assessments under this project will allow each community to identify the actual risks on the site and take actions or develop plans to mitigate any potential threats. By facilitating the reuse of the NC Finishing Company site, the project will improve the welfare of the Target Area by attracting a diverse array of new affordable

housing, commercial offices, retail stores, and light industrial businesses, thus, creating jobs. The redevelopment of the Adrian and Madora Mills will mitigate environmental exposure risks and create affordable housing and neighborhood retail/commercial, further revitalizing and strengthening the historic mill villages. The reuse of the Dawson Dyeing and Finishing Facility will create a new commercial/retail node, creating jobs, and also provide affordable housing for an area in need of new opportunities. Thus, the project will ultimately result in increased quality of life for the Target Areas and their sensitive populations.

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

The Target Areas’ sensitive populations are particularly susceptible to chronic health impacts from the suspected contaminants associated with the former brownfields, including heavy metals, PCBs, VOCs, SVOCs, petroleum constituents, ACM, and LBP. As the following table shows, the Albemarle Target Area has an elevated rate of asthma. While the Town of Spencer is on par with the state, the census tracts of the priority site show increased levels of asthma. Exposure to airborne particulates, such as wind-blown contaminated soils and asbestos, may contribute to and/or complicate asthma and other respiratory diseases.

	Spencer	Mt Holly	Albemarle	North Carolina
Asthma, Percentage of Individuals ³	11.2%	10.7%	11.8%	11.3%
CEJST Asthma Percentile ⁴	82nd & 89th	60 th	60 th	

Many of the older residents of the mill villages in the Target Areas have lived their entire lives in the area, resulting in long-term potential exposure to carcinogens on the adjacent brownfields. Thus, the overall incidence rate for cancers and the age-adjusted mortality rate from several cancers are significantly higher in the Target Areas than NC or the US, as the following table shows. Data was unavailable at the town/city level, so county data is provided. Exposure to heavy metals, such as found at the Spencer and Albemarle sites, is linked to increases in lung, colon, and kidney cancers. Exposure to ACM (found at all three sites) may also lead to increased incidences of lung cancer; while LBP exposure can increase risk of lung and bladder cancers. Exposure to benzene found in petroleum is linked to Leukemia; while Non-Hodgkin Lymphoma is linked to benzene and solvents.

National Cancer Institute State Cancer Profiles ⁵ Age-Adjusted Incidence Rate cases per 100,000	Rowan County (Spencer)	Gaston County (Mt Holly)	Stanly County (Albemarle)	North Carolina	U.S.
Incidence Rate of Bladder Cancer	20.4	20.8	17.3	19.0	18.9
Incidence Rate of Colon & Rectum Cancers	36.4	42.0	42.4	34.9	36.5
Incidence Rate of Kidney & Renal Pelvis Cancer	20.0	19.9	21.4	18.3	17.2
Incidence Rate of Lung Cancers	74.6	78.3	76.6	62.8	54.0
Incidence Rate of Leukemia	14.9	14.0	16.8	14.3	13.9
Incidence Rate of Non-Hodgkin Lymphoma	18.6	17.5	19.1	17.6	18.6
Incidence Rate of All Cancer Sites	496.9	496.4	516.6	464.4	442.3
Age-Adjusted Mortality Rate (All Cancers)	177.1	166.0	160.5	154.5	149.4

Furthermore, the Mt Holly Target Area experiences a greater rate of birth defects compared to the state, and exposures to metals (Lead) and solvents have been linked to birth defects.

Birth Defects ⁶	Rowan County (Spencer)	Gaston County (Mt Holly)	Stanly County (Albemarle)	North Carolina
Rate per 1,000 live births	30.2	38.1	26.7	33.7

(3) Environmental Justice:

(3.a) Identification of Environmental Justice Issues:

The residents of the mill villages in the Target Areas live in close proximity to the former industrial operations, with many homes even sharing a common property line or being located within only a few blocks of the target sites. In the past, the Target Areas disproportionately shared the negative environmental consequences of the textile operations. Finishing and dying operations in particular used many heavy metals and solvents, and historic practices often led to dyes being directly released to rivers

³ <http://www.city-data.com>. Accessed October 2023.

⁴ Climate and Economic Justice Screening Tool. <https://screeningtool.geoplatform.gov/>. Accessed October 2023/

⁵ National Cancer Institute. <https://statecancerprofiles.cancer.gov/index.html>. Accessed October 2023.

⁶ NC State Center for Health Statistics. <https://schs.dph.ncdhhs.gov/data/bd/data.htm>. Accessed October 2023

or creeks. Industry practices prior to the 1970s were not or loosely regulated, and the adjacent neighborhoods and mill villages bore the brunt of the environmental impacts. As the industry changed, those that could afford to, moved away from these sites. Now, the remaining low-income and impoverished communities continue to disproportionately share the negative environmental legacy and blight of the sites. **All four of the target sites are located in census tracts identified as disadvantaged in CEJST.** For example, at the North Carolina Finishing Company property in Spencer, CEJST shows the population in the northern parcel's census tract in the 77th percentile for low income, 90th for heart disease, 92nd for low life expectancy, 91st in unemployment, and 20% for high school education. While the minority population is approximately 30% in Spencer, the two census tracts show 37% Black or African American and 7% Hispanic for the northern parcel and **64% Black or African American and 10% Hispanic** for the southern parcel. CEJST shows the population in the southern parcel's census tract in 79th percentile for low income, 95th for diabetes, 90th for transportation barriers, 92nd for unemployment, and 21% for high school education. In Mount Holly, the mills and mill village census tract is in the 75th percentile for low income, 93rd for proximity to risk management plan facilities, 96th for proximity to Superfund sites, 95th for wastewater discharge, and 17% for high school education. The community is 24% Black or African American and 5% Hispanic. In Albemarle, the target site and mill village census tract is in the 80th percentile for low income and 92nd for transportation barriers. These statistics show the extent and severity of the environmental justice issues affecting these disadvantaged census tracts in our target areas.

(3.b) Advancing Environmental Justice:

Under the US Department of Energy (DOE) Clean Cities program, the Centralina receives intensive training, education, resources and opportunities for peer learning on Energy & Environmental Justice (EEJ) concepts and best practices. In July, we shared the concepts and best practices through the "Mobility, Energy and Environmental Justice" topic on our Centralina Learns series, which serves as a regional professional development resource for planners and others to enhance local government staff's knowledge and skills on important issues, provides space for peer to peer learning, and provides regional continuing education training. Centralina also developed a transit propensity index, which identified areas of transit needs based on a variety of indicators. The equity portal contains a wealth of data and analysis, all designed to help local governments address equity and access challenges in their communities. Centralina is in the process of hiring a Community Engagement Specialist that will focus on engagement with low-income and historically disadvantaged communities. Therefore, throughout this project, we will leverage these resources to educate local governments and stakeholder groups in EEJ issues, particularly during the site reuse planning stages, so EEJ best practices and concepts will be incorporated and implemented. Since the target sites are currently vacant or only used for storage, no direct displacement will result from this project. However, we will use these EEJ best practices to consider and plan for the effect the increased housing will have on the adjacent mill villages, and develop strategies to further strengthen those neighborhoods, such as seeking funding to assist existing homeowners repair and renovate their homes. More directly, site assessments and cleanup planning under this project will identify potential contaminants, migration pathways, and containment measures to help prevent offsite transport and exposure to contaminants, thus relieving one of the burdens on EJ communities.

2.b. Community Engagement:

2.b.i. Project Involvement & 2.b.ii. Project Roles:

Centralina staff will meet at least quarterly with a Steering Committee to provide project updates and solicit input and guidance on project priorities and goals. The Committee will be comprised of the non-lead coalition members, interested communities from our region, and program leads for transportation and energy projects being undertaken in the region. They will help identify and prioritize additional sites and target areas, and, most importantly, identify, leverage, secure, and implement other resources and funding in the target areas. In the targeted areas, Centralina will host local community workshops to engage residents and stakeholders and provide the opportunity for them to form a local committee to offer input on project decisions, outputs, and future plans. We will conduct outreach through community-based organizations, such as but not limited to (due to lack of space) those listed in the following table, to engage with underserved populations.

Organization	Contact	Project Role
Town of Spencer	Steve Blount, Planning Director sblount@spencernc.gov (704) 633-2231 ext 28	Non-lead coalition member, provide input on site selection and prioritization, support outreach efforts in their target area, lead reuse planning and follow-on efforts for sites in Spencer. Will serve on regional Steering Committee.
City of Mount Holly	Greg Beal, Econ. Dev. Coordinator Greg.Beal@mtholly.us (704) 951-3012	Non-lead coalition member, provide input on site selection and prioritization, support outreach efforts in their target area, lead reuse planning and follow-on efforts for sites in Mt Holly. Will serve on regional Steering Committee.
City of Albemarle	Lindsey Almond lalmond@albemarlenc.gov (704) 984-9419	Representative from Target Area, provide input on site selection and prioritization, support outreach efforts in their target area, lead reuse planning and follow-on efforts for sites in Albemarle.
Yadkin River District Small Area Plan Steering Committee	Grant Meacci, Lead Grant.meacci@bolton-menk.com (910) 409-5076	Committee comprised of local stakeholders from the Spencer Target Area, supporting the development of a small area plan that includes target site. Will provide a similar role for this project, providing input on assessment plans, sharing ideas and plans for reuse, and communicating updates to others in the community
Mount Holly Community Development Foundation	Stephanie McLaughlin, Chair mounthollyfoundation@gmail.com (704) 269-8454	Non-profit group of local volunteers working towards improving economic development, downtown revitalization, and community enhancement. Will support the project with identifying additional sites in Mt Holly target area, participating in reuse planning for sites, and disseminating information.
Albemarle Downtown Development Corporation	Joy Almond, Board Director jalmond@albemarlenc.gov (704) 984-9420	501(c)3 non-profit dedicated to promoting the redevelopment, improvement, beautification, and revitalization of Albemarle. Led by city employee but staffed and supported by community volunteers. Will support site identification and prioritization, community engagement, and reuse planning activities.

2.b.iii. Incorporating Community Input:

Centralina has a long, successful history of community engagement throughout the region, demonstrated by the extensive engagement for the creation of the *CONNECT our Future*, *CONNECT Beyond*, and *Prosperity for All* region-wide plans.⁷ In celebration of our 55-year anniversary, Centralina staff are visiting the 55 municipalities within the region to specifically engage leaders on their needs, priorities and challenges. Through those visits and other outreach efforts, staff have discussed this brownfields application and developed the initial inventory of sites. Centralina will continue the engagement through the Steering Committee, which will meet at least quarterly to review the project status, provide feedback to project staff, and make key decisions such as site selection and prioritization. In between meetings, project staff and members may communicate via e-mail or phone to ensure that project activities move forward without interruption. Centralina staff and Steering Committee members will solicit, conscientiously consider, and provide timely responses to all community input received through a variety of communication methods. Plus, our Community Engagement specialist will focus on engagement with low-income and historically disadvantaged communities.

Outreach to the target communities will be led by our community engagement specialists and coordinated through Steering Committee members, all of whom are committed to educating their constituencies on brownfields risks and project activities and outcomes. We will host community workshops (both in-person and virtual options) within the target communities at key points along the project timeline to disseminate information, answer questions, solicit input, and engage residents. We will conduct outreach through our partner community-based organizations to ensure a broad spectrum of stakeholders, including underserved communities, are engaged. This will include a review of our inventory of brownfields sites to discuss redevelopment priorities and gather feedback on targeted sites. A second type of planning event will be held to gather input on site reuse concepts where we will share market data, environmental considerations, and other factors to discuss potential opportunities for each property – parking, entry/exit points, commercial/residential/ industry reuse options, related job creation, greenspace/parks, multimodal transportation access, landscaping concepts, and signage and

⁷ <https://centralina.org/blog/connect-our-future-retrospective-report/>, <https://centralina.org/regional-collaboration/regional-transit/>, <https://centralina.org/resources/plans/comprehensive-economic-development-strategy-ceds-2023-2028/>

frontage designs.

Centralina staff will provide project updates regularly in our monthly newsletter, and staff will create a brownfields project page on our website, which provides text in both English and Spanish, to provide a background on the project, key accomplishments, outreach collateral (brochures, flyers, fact sheets, etc.), and contact information on how to get involved. Staff will also disseminate information and engage the community on social media platforms (LinkedIn, Facebook, and Twitter) and local media. Due to the Hispanic populations residing in the Target Areas, project-related materials will also be prepared in Spanish and a translator made available at public meetings, as needed. Assistance will also be made available to those persons with physical disabilities, such as holding meetings at locations that are accessible.

3. TASK DESCRIPTIONS, COST ESTIMATES & MEASURING PROGRESS:

3.a. Description of Tasks/Activities & Outputs:

3.a.i. Project Implementation, ii. Anticipated Project Schedule, iii. Task/Activity Lead, & iv. Outputs:

The Centralina project team are prepared to complete the following tasks within the four-year period of performance. Centralina staff will primarily perform the Project Management and Community Engagement activities, and staff will work with the Qualified Environmental Professional (QEP) firm to complete the Redevelopment Planning tasks. The QEP firm will complete the Environmental Assessment and Cleanup Planning activities.

Task 1: Project Management & Reporting
i. Centralina Project Manager (PM), with support from the Program Director, will oversee the grant management and compliance with EPA grant terms and conditions. The PM will ensure tasks are completed efficiently and will be responsible for oversight of the QEP, which has already been procured. PM will hold monthly project team meetings to review the project and make corrections, as needed, to stay on schedule and meet the project’s goals. PM will meet at least quarterly with the Steering Committee to provide project updates and receive guidance. With assistance from the QEP, PM will complete EPA quarterly reports, Federal Financial Report (FFR) and Disadvantaged Business Enterprise (DBE) utilization forms, and ACRES database entries/updates. Centralina staff, coalition members, and representatives from the Target Areas will also attend national and regional training workshops relevant to brownfields redevelopment. At the end of the project, with assistance from the QEP, PM will draft a Final Performance Report to document accomplishments and lessons learned.
ii. Schedule: October 1, 2024 – September 30, 2028
iii. Task/Activity Lead: Centralina Project Manager with support from Program Director and QEP
iv. Outputs: 48 Project Team Meetings; 16 Quarterly Reports; 4 FFR and DBE forms; regular ACRES updates; 1 Final Performance Report
Task 2: Community Outreach
i. The Centralina Engagement Specialist and Communications Manager will lead the community outreach efforts with support from the QEP and project team. The staff with support from QEP will develop a Community Involvement Plan (CIP) to detail the planned engagement activities for the project. Specific tasks include facilitating community workshops in the Target Areas and through virtual platforms; engaging with communities in underserved disadvantaged areas to identify sites, needs, and redevelopment opportunities; and, preparing outreach materials, such as presentations, articles, and web and social media posts about the project. We anticipate community outreach (workshops, meetings, forums) will occur an average of four times annually. The project team will also conduct outreach to community groups, property owners, and developers at least quarterly.
ii. Schedule: Oct 2024 – Sep 2028; CIP in 1 st quarter; community workshops about every 3 months; release of project outreach materials begins in the 2 nd quarter and will continue through the end of the project; other meetings anticipated quarterly.
iii. Task/Activity Lead: Centralina staff with support from QEP
iv. Outputs: 1 CIP; 16 Community outreach opportunities; 6 print outreach materials; 16 social media/webpage posts; 16 meetings with community groups, site owners, and/or developers.
Task 3: Site Assessments and Cleanup Planning
i. The QEP will complete site assessments on sites identified as priorities for the community. Site Eligibility Forms will be completed for EPA approval, and petroleum determinations will be requested

from NCDEQ. Phase I ESAs will be performed by the QEP in accordance with ASTM E1527-21 and the EPA All Appropriate Inquiry Final Rule. Phase II ESAs will be conducted by the consultant in accordance with ASTM E1903-19, after the approval of a generic Quality Assurance Project Plan (QAPP) and site-specific QAPPs. The QEP will also develop Health and Safety Plans (HASPs) prior to field work. ACM and LBP surveys will be completed for many of the older buildings on priority sites. Health Monitoring activities will not be conducted under this project. For sites with contamination, Analysis of Brownfields Cleanup Alternatives (ABCAs) will be developed to identify applicable remediation alternatives for the site based on potential reuse scenarios. For sites with ACM, asbestos abatement design may be completed. When needed, assistance will be provided to enroll sites in North Carolina’s Brownfields Program and development of a Brownfields Agreement (BFA).
ii. Schedule: Generic QAPP in the 1 st quarter; Phase I ESAs start the 2 nd quarter and continue as funding allows until the 13 th quarter. ACM & LBP Surveys and Phase II ESAs start in the 3 rd quarter after approval of Generic QAPP and SSQAPPs and will continue as funding allows until the 14 th quarter. ABCAs will be completed after Phase IIs, anticipated to begin in the 5 th quarter and continue through the 15 th quarter. BFA support will also begin in the 5 th quarter and continue through the 15 th quarter.
iii. Task/Activity Lead: QEP with oversight from Centralina Project Manager
iv. Outputs: 1 Generic QAPP; 30 Ph I ESAs; 16 SSQAPPs; 16 HASPs, & 16 Ph IIs; 20 ACM/LBP Surveys; 6 ACM Designs; 10 ABCAs; and 5 BFAs
Task 4: Redevelopment Planning
i. The Centralina Program Director and staff will work with community partners to develop a brownfields strategy for each target area by identifying prioritized brownfield sites, opportunities for redevelopment, and resources needed to achieve specific community goals. With assistance from the QEP, Centralina staff will also lead community visioning sessions for site-specific reuse plans for priority sites and will develop market studies to understand local market demands and trends to help facilitate redevelopment of priority sites. We also anticipate two communities will need an Area-Wide Revitalization Plan.
ii. Schedule: Reuse plans and market studies start in 5 th quarter and continue through the 15 th quarter. Area-wide plans will start in the 8 th quarter and continue through the 15 th quarter.
iii. Task/Activity Lead: Centralina Program Director with support from planning staff and QEP
iv. Outputs: 8 Site-specific Reuse Studies; 4 Market Studies; 2 Area-Wide Plans

3.b. Cost Estimates:

The following costs (rounded to the nearest dollar) and anticipated outputs were estimated based on information from other communities that have recently received EPA brownfield grants and our QEP:

Categories	Task 1	Task 2	Task 3	Task 4	Total
Personnel	\$43,764	\$55,531	\$26,780	\$56,026	\$182,101
Fringe Benefits	\$25,383	\$32,208	\$15,532	\$32,495	\$105,618
Travel	\$13,000	\$1,617	\$-	\$1,383	\$16,000
Supplies	\$-	\$4,000	\$-	\$-	\$4,000
Contractual	\$25,100	\$26,500	\$885,681	\$180,000	\$1,117,281
Construction	\$-	\$-	\$-	\$-	\$-
Other	\$-	\$-	\$-	\$-	\$-
Total Direct Costs	\$107,247	\$119,856	\$927,993	\$269,904	\$1,425,000
Total Indirect Costs	\$28,620	\$36,315	\$10,065	\$-	\$75,000
Total	\$135,867	\$156,171	\$938,058	\$269,904	\$1,500,000
% of Total	9.1%	10.4%	62.5%	18.0%	100.0%

Task 1 – Project Management & Reporting:

- Personnel:* Average of 52 hours of staff/quarter (52x16xavg\$52.60/hr) = **\$43,764**
- Fringe:* 58% fringe rate x Personnel total (0.58x\$43,764) = **\$25,383**
- Travel:* 2 staff attend 4 regional workshops (2x4x\$500/person), 2 staff attend 3 national conferences (2x3x\$1,500/person) = **\$13,000**
- Contractual:* 48 project team meetings (48x\$250); 16 Quarterly Reports (16x\$350); 1 final summary report (\$3,500); quarterly ACRES updates (16x\$250) = **\$25,100**
- Indirect Costs:* 41.39% indirect rate x Personnel & Fringe total (.4139x\$69,147) = **\$28,620**

Task 2 – Community Outreach:

Personnel: Average of 88 hours of staff/quarter (88x16xavg\$39.44/hr) = **\$55,531**
Fringe: 58% fringe rate x Personnel total (0.58x\$55,531) = **\$32,208**
Travel: Average 152 miles/quarter (152x16x\$0.665) = **\$1,617**
Supplies: Materials, poster boards, maps, printing costs (16x\$250) = **\$4,000**
Contractual: CIP (\$2,500); 16 community meetings (16x\$1,500) = **\$26,500**
Indirect Costs: 41.39% indirect rate x Personnel & Fringe total (.4139x\$87,739) = **\$36,315**

Task 3 – Site Assessments and Cleanup Planning:

Personnel: Average of 12 hours of staff/month (12x48xavg\$46.49/hr) = **\$26,780**
Fringe: 58% fringe rate x Personnel total (0.58x\$26,780) = **\$15,532**
Contractual: 1 Generic QAPP (1x\$3,000); 30 Phase I ESAs (30x\$3,500); 20 ACM/LBP Surveys (20x\$7,500); 16 SSQAPPs (16x\$4,000), HASPs (16x\$500), Phase II ESAs (16x\$28,542.56 avg), 10 ABCAs (10x\$5,000), 6 ACM Designs (6x\$4,000), 5 BFA Support (5x\$5,000) = **\$885,681**
Indirect Costs: 41.39% indirect rate x Personnel & Fringe total (.4139x\$42,312) = \$17,513
Subject to 5% Administrative Cap = \$17,513-\$7,448 = **\$10,065**

Task 4 – Redevelopment Planning:

Personnel: Average of 76 hours of staff/quarter (76x16xavg\$46.074/hr) = **\$56,026**
Fringe: 58% fringe rate x Personnel total (0.58x\$56,026) = **\$32,495**
Travel: Average 130 miles/quarter (130x16x\$0.665) = **\$1,383**
Contractual: 8 Site-specific Reuse Plans (8x\$12,000 avg); 4 Market Studies (4x\$5,000 avg); 2 Area-wide Plans (2x\$32,000) = **\$180,000**
Indirect Costs: 41.39% indirect rate x Personnel & Fringe total (.4139x\$88,521) = \$36,639
Subject to 5% Administrative Cap = \$36,639 - \$36,639 = **\$0**

3.c. Plan to Measure and Evaluate Environmental Progress and Results:

The project team (including Centralina staff, QEP, EPA Region 4 project officer, and NCDEQ project manager) will meet monthly by conference call to review project activities, accomplishments, schedule, and budget to ensure project goals are being met and take corrective actions, if necessary. Project updates will be provided at least quarterly to the Steering Committee, which will review progress, identify community priorities, address any community concerns, and guide the project. Centralina will submit Quarterly Reports, detailing the outputs and outcomes of the project, and enter and track site-specific information in the online ACRES database. At a minimum, outputs to be tracked include the number and attendees present at community workshops, public meetings, environmental assessments, ABCAs, and redevelopment plans; and, the outcomes to be tracked include community participation, acres assessed, acres ready for reuse, redevelopment dollars leveraged, and jobs created.

4. PROGRAMMATIC CAPABILITY & PAST PERFORMANCE:

4.a. Programmatic Capability

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

Centralina’s mission is to lead regional collaboration and spark local action to expand opportunity and improve quality of life. We do this through creative problem solving, innovative service delivery and support to our local governments. Governed by a Board of Delegates, comprised of representatives of our member governments, Centralina is a champion for the entire region, supporting communities of all sizes to strengthen our region’s competitive advantage. Our three-year strategic plan outlines several core pillars that align with this project including: (1) strengthening regional partnerships and fostering collaboration on resilience recovery and (2) environmental stewardship initiatives and expanding regional mobility choices and connections.

Ms. Geraldine Gardner, Executive Director, will provide executive-level oversight of the project that meets the Board’s goals and strategy. Ms. Michelle E. Nance, AICP, Deputy Executive Director, will serve as Project Director, will lead project activities, assign resources, and oversee staff in the performance of tasks. She leads regional planning, community economic development, government affairs and member services and has over 28 years of leadership, planning, and grant management in state, regional, and local government. She has a Bachelor of Science degree in Urban and Regional Planning and a Master of

Public Administration degree from East Carolina University. Her work is focused on helping communities address local needs through planning, capacity building and peer networks while tackling shared, long-term opportunities through collaboration and partnerships. Ms. Lenessa Hawkins, Grants & Contract Administrator, will manage the grant, track the budget and schedule, oversee the QEP, complete reporting requirements, and ensure compliance with the grant’s terms and conditions. She has a Bachelor of Science degree from Clemson University, and an MBA from Francis Marion University. She has 24 years of experience in financial and grant management (EPA, CDBG, FEMA, and USDA), including serving as the Finance Director for the City of Lake City, South Carolina, during their EPA Brownfields Assessment grant. The brownfield grant will be administered through this highly efficient and cost-effective operation, taking advantage of Centralina’s comprehensive administrative, human resources and finance support with in-depth expertise in managing federal funds and meeting associated requirements. Centralina’s office space, centrally located within the region, also boasts ample convening space, state-of-the-art technology and other essential amenities.

During work plan development, Centralina will enter into a Memorandum of Agreement (MOA) with our coalition partners, to define the governing structure for the project. All members have committed to participate in a Steering Committee to make project decisions.

4.a.iv. Acquiring Additional Resources:

Centralina followed the procedures detailed in 2 CFR 200 and EPA’s rule at 2 CFR 1500 to procure a QEP to provide support for grant activities. Centralina released a competitive, public Request for Qualifications on April 24, 2023. Five proposals were received by the May 15th due date. A committee evaluated and scored the proposals and selected the top three for interviews. The committee selected Stantec Consulting Services, Inc., as the firm deemed most qualified based on the evaluation criteria of response to project goals and scope, firm information and qualifications, key personnel experience, and fee proposal. A contract task order will be issued once Centralina receives the grant award. Several of the Stantec staff, including the Project Manager, live and work in the region. Stantec will provide technical and programmatic support for all aspects of the project. Centralina will again follow a similar process if additional resources are needed and will encourage local businesses to apply or seek subcontracting opportunities.

4.b. Past Performance & Accomplishments:

4.b.ii. Has Not Received an EPA Brownfields Grant but Has Received Other Federal or Non-Federal Assistance:

4.b.ii.(1) Purpose and Accomplishments:

Date	Awarding Agency	Amount	Accomplishments	Specific Outputs And Outcomes
2011	Housing and Urban Development (HUD) U.S Department of Transportation (DOT) Environmental Protection Agency (EPA)	\$4.9 million	Support regional collaboration to address housing, economic and workforce development and infrastructures investments to create jobs and regional economic activity.	Created a bi-state regional growth plan and implementation tools supporting sustainable growth. Developed lasting cross-sector, multi-jurisdictional partnerships, engagement tools, region-wide growth data and analysis.
2011	U.S Department of Energy (DOE)	\$500,000	Advance electric vehicle readiness in NC’s 4 most populous regions.	Development of a statewide electric vehicle readiness plan.
2021	U.S. Department of Commerce, Economic Development Administration (EDA)	\$468,000	Support for strategic and disaster relief planning in nine counties.	Creation of a Regional Resilience Collaborative and implementation of the region’s Comprehensive Development Strategy (CEDs).

4.b.ii.(2) Compliance with Grant Requirements:

Centralina has successfully led, administered and managed the grants outlined above including project management, financial administration, stakeholder engagement and communication with funding agencies. Centralina consistently achieves and records expected results and required deliverables, meets reporting requirements and follows applicable procurement policies for contractual work.

Threshold Criteria for Assessment Coalition Grants

1. APPLICANT ELIGIBILITY:

(a) Applicant Type: Group of General Purpose Units of Local Government

(b) Eligibility: The Centralina Regional Council is a “Group of General Purpose Units of Local Governments” established under North Carolina law “to function as a single legal entity with authority to enter into binding agreements with the Federal Government” as defined in 2 CFR 200.64 and, therefore, eligible to receive EPA Brownfields Assessment Grant funding.

2. NUMBER AND ELIGIBILITY OF NON-LEAD COALITION MEMBERS:

The coalition included two local governments as non-lead members:

- (1) The Town of Spencer is a “general purpose unit of local governments” as defined in 2 CFR 200.64 and, therefore, eligible to receive EPA Brownfields Assessment Grant funding.
- (2) The City of Mount Holly is a “general purpose unit of local governments” as defined in 2 CFR 200.64 and, therefore, eligible to receive EPA Brownfields Assessment Grant funding.

3. TARGET AREAS:

Centralina Regional Council (lead member): Dawson Dyeing and Finishing Facility, Albemarle

Town of Spencer (non-lead member): North Carolina Finishing Company

City of Mount Holly (non-lead member): Adrian and Madora Mills

4. EXISTING BROWNFIELDS GRANTS TO NON-LEAD MEMBERS:

The Town of Spencer and the City of Mount Holly are not recipients of an open cooperative agreement for MARC Grant funding have never been a recipient of a MARC grant.

5. COALITION AGREEMENT:

Letters from the Town of Spencer and City of Mount Holly documenting their commitment as non-lead coalition members are attached.

6. COMMUNITY INVOLVEMENT:

Centralina has a long, successful history of community engagement throughout the region. In celebration of our 55-year anniversary, Centralina staff are visiting the 55 municipalities within the region to specifically engage leaders on their needs, priorities and challenges. Through those visits and other outreach efforts, staff have discussed this brownfields application and developed the initial inventory of sites. Centralina will continue the engagement through the Steering Committee, which will meet at least quarterly to review the project status, provide feedback to project staff, and make key decisions such as site selection and prioritization. Outreach to the target communities will be led by our community engagement specialists and coordinated through Steering Committee members, all of whom are committed to educating their constituencies on brownfields risks and project activities and outcomes. We will host community workshops (both in-person and virtual options) within the target communities at key points along the project timeline to disseminate information, answer questions, solicit input, and engage residents. We will conduct outreach through our partner community-based organizations to ensure a broad spectrum of stakeholders, including underserved communities, are engaged.

Threshold Criteria for Assessment Coalition Grants

7. EXPENDITURE OF EXISTING GRANT FUNDS:

Centralina Regional Council has never received an EPA Brownfields MARC grant.

8. CONTRACTORS AND NAMED SUBRECIPIENTS:

Centralina followed the procedures detailed in 2 CFR 200 and EPA's rule at 2 CFR 1500 to procure a QEP to provide support for grant activities. Centralina released a competitive, public Request for Qualifications (RFQ) on April 24, 2023. The RFQ was posted on Centralina's website, www.centralina.org, and emailed to firms listed on North Carolina's vendor registry. Five proposals were received by the May 15th due date. A committee evaluated and scored the proposals and selected the top three for interviews. The committee selected Stantec Consulting Services, Inc., as the firm deemed most qualified based on the evaluation criteria of response to project goals and scope, firm information and qualifications, key personnel experience, and fee proposal. A copy of the RFQ is attached. A contract task order will be issued once Centralina receives the grant award and can be provided to EPA at that time.

No subrecipients have been identified or anticipated.