



## Application Information Sheet

### Santee-Lynches Regional Council of Governments FY2026 EPA Brownfields Assessment Coalition Grant Application

The Santee-Lynches Regional Council of Governments is pleased to submit this proposal for FY2026 Brownfields Assessment Coalition Grant funding.

#### 1. Applicant Identification:

Santee-Lynches Regional Council of Governments  
 3219 Broad Street  
 Sumter, South Carolina 29150

#### 2. Website URL:

##### Coalition Lead:

- Santee-Lynches Regional Council of Governments - <https://www.santeelynchescog.org/>

##### Coalition Non-Lead Members

- Kershaw County – <https://www.kershaw.sc.gov/>
- Sumter County – <https://www.sumtercountysc.org/>

#### 3. Funding Requested:

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

#### 4. Location:

Cities: All cities located in the four counties below

Counties: Clarendon, Kershaw, Lee, and Sumter

State: South Carolina

#### 5. Coalition Members' Target Areas and Priority Site Information:

- Coalition Lead: Santee-Lynches Regional Council of Governments:
  - Target Area/Site: Reeves Brothers, Inc.
  - Census Tract: 45061920302
  - Site Address: 401 Dixon Drive, Bishopville, SC 29010
- Coalition Non-Lead Member: Kershaw County
  - Target Area/Site: Wateree Dyeing & Finishing
  - Census Tract: 45055970403
  - Site Address: 412 & 412A Groves Street, Lugoff, SC 29078



- Coalition Non-Lead Member: Sumter County
  - Target Area/Site: Harvin Choice Meats, Inc.
  - Census Tract: 45085001500
  - Site Address: 200 Green Swamp Road, Sumter, SC 29150

## 6. Contacts:

### (a) Project Director:

Name: Esmonde Levy, Economic and Workforce Development Manager

Phone: (803) 774-1406 | Email: [elevy@slcog.org](mailto:elevy@slcog.org)

Mailing Address: 3219 Broad Street, Sumter, SC 29150

### (b) Chief Executive/Highest Ranking Elected Official:

Name: Dennis Cyphers, Executive Director

Phone: (803) 774-1984 | Email: [dcyphers@slcog.org](mailto:dcyphers@slcog.org)

Mailing Address: 3219 Broad Street, Sumter, SC 29150

## 7. Population:

- Population of Target Areas: (Source: 2023 ACS 5-year estimates)
  - City of Bishopville: 2,958
  - Lugoff (Census Designated Place): 9,475
  - City of Sumter: 43,065



**8. Other Factors:**

<b>Other Factors</b>	<b>Page #</b>
Community population is 15,000 or less.	1
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.	2
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.	4
The proposed project will improve local and resilience to the impacts of extreme weather events and natural disasters.	4
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section 3.A.(2)., for priority sites within the target areas.	
The target area(s) is impacted by a coal-fired power plant has recently closed (2015 or later) or is closing.	

**9. Letter from the State or Tribal Environmental Authority:** A letter of acknowledgement from the South Carolina Department of Environmental Services, Bureau of Land and Waste Management is attached.

**10. Releasing Copies of Applications:** not applicable



SC DEPARTMENT of  
**ENVIRONMENTAL  
SERVICES**

**Mihir Mehta, P.E., Assistant Bureau Chief**  
**Bureau of Land and Waste Management**  
2600 Bull Street  
Columbia, SC 29201

---

January 15, 2026

Aditi Chakravarty  
Region 4 Brownfields Coordinator  
United States Environmental Protection Agency  
61 Forsyth Street SW  
Atlanta, Georgia 30303-8960

RE: EPA Brownfields Assessment Coalition Grant  
Clarendon, Kershaw, Lee, and Sumter Counties, South Carolina

Dear Ms. Chakravarty:

The South Carolina Department of Environmental Services (SCDES), the State's environmental authority, acknowledges and fully supports Santee-Lynches Regional Council of Government's application for a Brownfields Assessment Coalition Grant. The Coalition comprises Santee-Lynches Regional Council of Government and the Counties of Kershaw and Sumter. The funding will primarily be used on Phase I and Phase II Environmental Site Assessments for properties located in Clarendon, Kershaw, Lee, and Sumter Counties.

SCDES appreciates your consideration of the application and hopes for a favorable outcome. Your positive response will assist Santee-Lynches Regional Council of Government in its efforts to revitalize properties in their communities. If you have any questions or need additional information, please contact Jerry Stamps, member of my staff, at 803-898-0927 or [Jerry.Stamps@des.sc.gov](mailto:Jerry.Stamps@des.sc.gov).

Sincerely,

A handwritten signature in blue ink that reads "m p mehta".

**Mihir Mehta, P.E., Assistant Bureau Chief**  
Bureau of Land and Waste Management

cc: Blakely Lovelace, Area Director, BRLS, Lancaster Office  
Leigh Plummer, Area Director, BRLS, Sumter Office  
Preston Mousseau, Manager, Brownfields Program  
Jerry Stamps, Project Manager, Brownfields Program

## **1. PROJECT AREA DESCRIPTION & PLANS FOR REVITALIZATION:**

### **Coalition Members, Target Area, & Brownfields:**

#### **1.a Coalition Members:**

Santee-Lynches Regional Council of Governments (Santee-Lynches), founded in 1971, is a regional planning district covering a four-county region in South Carolina and will serve as the lead coalition member. The coalition includes Kershaw (pop. 66,924) and Sumter (pop. 104,853) Counties as non-lead members with Clarendon (pop. 31,037) and Lee (pop. 16,330) Counties included under the jurisdiction of the Santee-Lynches Regional Council.<sup>1</sup> The counties, and particularly the smaller communities (Target Areas) within these counties, lack the resources and staffing to pursue and efficiently manage large grants and rely on Santee-Lynches' expertise to apply and manage grants to advance local revitalization initiatives. The counties have never received an EPA Brownfield grant and do not have the capacity to pursue one or access other brownfield resources.

#### **1.b. Overview of Brownfield Challenges & Description of Target Areas:**

The **Santee-Lynches region, encompassing Clarendon, Kershaw, Lee, and Sumter counties in central South Carolina, serves as the geographic boundary** for eligible activities under this proposal. The region spans approximately 2,400 square miles and is home to over 218,000 residents. Historically, textiles and manufacturing were the cornerstone industries driving economic stability across these counties. The appeal of the Santee-Lynches region to companies seeking low-cost labor contributed to the rise of manufacturing and the textile industry. Textile mills and small manufacturing facilities provided steady employment, bolstering local economies from the mid-20th century through the 1980s. Agriculture, particularly the cotton that fed the textile mills, also played a significant role in shaping the area's economy. However, technological advances in farming, shifts in global trade, and offshoring of textile manufacturing resulted in reductions in the demand for local labor and a sharp decline in South Carolina's textile jobs from the 1980s through the early 2000s. The changes created significant job losses and disinvestment in the Santee-Lynches region. Statewide employment in textiles dropped from over 120,000 jobs in 1990 to fewer than 25,000 by 2010. The Santee-Lynches region, once a hub for textile employment during the 1970s and 1980s, saw its mills close or drastically reduce operations by the early 2000s. In addition to the economic and social impact, the closures created brownfield challenges in the region with large textile mill buildings, warehouses, machine shops, and other industrial properties being left vacant to slowly deteriorate. In an effort to address these challenges, the coalition members have selected three initial Target Areas, located within the following Census Tracts (CT):

<b>Coalition Member</b>	<b>Community</b>	<b>Target Area CT</b>	<b>CT Population</b>
Kershaw County	Lugoff	45055970403	2,041
Sumter County	Sumter	45085001500	1,345
Santee-Lynches (Lead)	Bishopville	45061920302	4,300

Each of the Target Areas include a textile mill or industrial property that has closed, resulting in brownfield challenges, including large, vacant, and blighted industrial facilities with histories that raise concerns of environmental releases to the air, soil, groundwater of metals, solvents, petroleum, asbestos, and many other contaminants. The **brownfield impacts** of these include **job losses** that have resulted in an areas with **low incomes, lower property values**, concerns by residents of **potential exposure to contamination** from historic operations, and **elevated rates of cancer**. This grant will help address these impacts by completing the assessments, community engagement, cleanup planning, and reuse planning necessary to facilitate the redevelopment of the target sites. Creating new economic opportunities for the Target Areas will be essential to revitalizing these communities and addressing the adverse effects of both historic and recent economic shifts.

---

<sup>1</sup> US Census Bureau 2023 American Community Survey 5-Year Estimates

### **1.c. Description of the Priority Brownfield Sites:**

Working with our community stakeholders, Santee-Lynches and the coalition members identified and prioritized three Target Areas. Each Target Area has numerous brownfield sites, including textile mills, industrial sites, warehouses, machine shops, auto repair shops, gas stations, and drycleaners. After creating an initial inventory of sites, the following sites within the Target Areas were prioritized based on their impact on the community, such as environmental risks or blight, and potential for reuse as large economic development sites. We will first focus on sites within the Target Areas but will identify and prioritize other sites within the four-county Santee-Lynches region as priorities arise and funding allows.

**Kershaw County (non-lead) Lugoff Target Area:** The former **Wateree Dyeing & Finishing** plant (412 & 412A Groves St), originally known as the Wateree Textile Corporation, was established as a textile facility in the 1970s. The original southern facility (approximately 199,000 square feet on 25.20 acres) operated as a knitting mill at 412 Groves St. In 1998, a second facility (approximately 102,000 square feet on 28.75 acres) was constructed at 412A Groves St directly north of the original facility. The textiles from the southern facility moved to the northern facility which operated as a finishing mill with a wastewater treatment plant. TB Kawashima, an automotive fabric manufacturer, established operations at this location in 2002. In 2009, Shawmut Corporation entered a partnership with Kawashima at this facility. Shawmut set up a laminating operation within Kawashima's Lugoff plant to produce specialty laminated fabrics. When Kawashima Textile USA closed its Lugoff location in September 2019, approximately 150 employees were laid off. This closure was largely due to market shifts affecting the automotive textile industry in the region. The site is now vacant and unused. Based on historical operations, contaminants of concern include polychlorinated biphenyls (PCBs), metals, volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), petroleum, and polycyclic aromatic hydrocarbons (PAHs) that potentially have impacted the soil and groundwater on the site. Gillies Creek, a tributary to the Wateree River, flows across the southern portion of these parcels. Kershaw County selected the site based on its redevelopment potential due to the large structures on site that are in good, reusable condition and its attractive location with easy access to Interstate 20.

**Sumter County (non-lead) Sumter Target Area:** **Harvin Choice Meats, Inc.** (200 Green Swamp Rd) opened in 1933 as Kirkland Provision in Sumter (pop. 1,345) to service the growing textile industry workforces. In the 1940s Kirkland Provision was purchased by the Harvin family and changed its name to Harvin Packing Co. It was recognized for its commitment to local sourcing and community involvement, often participating in local events and supporting local farmers. In April 2024, the owner made the decision to close the family business, because they were unable to meet payroll due to economic conditions in the region. The closing of the business left almost 50 employees without jobs. The Harvin Choice Meats site contains one large structure that is approximately 55,000 square feet on a 3.9-acre parcel. One large aboveground storage tank (AST) is positioned on the west side of the parcel, and a creek (Sooks Branch) is located approximately 300 feet south of the site. Based on historical operations, contaminants of concern include PCBs, metals, VOCs, SVOCs, PAHs, asbestos-containing materials (ACM), and lead-based paint (LBP). Sumter County selected the site since the building, having only recently closed, has high potential for immediate reuse for an industry to create jobs in the community.

**Santee-Lynches Regional Council (lead member) Bishopville Target Area:** The former **Reeves Brothers Inc.** facility at 401 Dixon Drive was established in the 1950s as an apparel textile dyeing and finishing plant. The site occupies an 11.82-acre parcel northeast of town. The plant closed in 1997 due to significant declines in the textile market. Prior to its closure, Reeves Brothers Inc. employed approximately 230 people from the local community. The 192,000-square-foot plant is now underutilized as large vehicle parking and storage. Railroad tracks run along the southern parcel boundary, and across the tracks are former wastewater ponds that were used by the Reeves Brothers facility. Approximately 950 feet south of the Reeves Brothers facility is an unnamed tributary to the Lynches River. Based on historical operations, contaminants of concern include PCBs, metals, VOCs, SVOCs, PAHs, petroleum, ACM, and LBP. The South Carolina Department

of Transportation (SC DOT) plans to construct an alternate truck route around Bishopville due to heavy traffic through the downtown area. The truck route will begin near the former Reeves Brothers Inc. site, making the site a prime redevelopment location for economic development and the reason Santee-Lynches and our stakeholders selected the site as an initial Target Area.

**1.d. Identifying Additional Sites:**

Working with our community stakeholders, Santee-Lynches and our coalition members developed a preliminary inventory of over two dozen sites. The Santee-Lynches project team will use its extensive regional relationships to create a Brownfields Task Force, which will meet quarterly, to identify and prioritize these and additional sites. Sites will be prioritized based on the environmental, economic, and social impact of the site on the surrounding community and the reuse potential of the site.

**Revitalization of the Target Areas:**

**1.e. Reuse Strategy & Alignment with Revitalization Plans:**

Santee-Lynches is committed to fostering economic growth and resilience throughout its four-county area. Our *2022 Comprehensive Economic Development Strategy (CEDS)* identifies the Target Areas as key areas for revitalization. To bolster economic resilience, the CEDS’ Strategic Direction outlines a roadmap to guide regional economic development over the next five years, and identifies “Expand[ing] local industry and develop[ing] identified industrial sites” as “opportunities the region should pursue.” Santee-Lynches will, therefore, assist the region with **transforming the identified priority sites into viable economic assets for new manufacturing, commercial, or light industrial developments.** All three Target Area sites have existing structures which can be reused and adapted for new industry that will create new jobs and increase wages in the Target Areas. In addition to the regional CEDS, this aligns with each Target Area’s plans as follows:

Target Area	Site	Reuse Strategy’s Alignment with Plans
Lugoff, Kershaw County	Wateree Dyeing & Finishing	<i>Vision Kershaw 2030:</i> Objective 3: Attract new businesses and industries <i>Kershaw County Comprehensive Plan 2017-2027:</i> Objective 4.1.1. Strengthen Kershaw County as an employment center Strategy 4.1.1.3. Increase the inventory of industrial sites and buildings in Kershaw County including Certified Industrial Sites.
Sumter, Sumter County	Harvin Choice Meats, Inc.	<i>Sumter 2040 Comprehensive Plan:</i> Goal 2 - Redevelop Marginal Industrial Sites Into Productive Use Direct economic development opportunities into existing, under-valued locations with permanent, existing public infrastructure.
Bishopville, Santee-Lynches	Reeves Brothers Inc.	<i>Bishopville Project 2030:</i> Better position the community for future job growth and economic development. A goal is to establish an alternative route for freight carrying vehicles, which will improve opportunity at the local industrial sites by demonstrating reliability in moving goods to I-20.

**1.f. Outcomes & Benefits of Reuse Strategy:**

Redeveloping the targeted properties has the potential to drive significant growth within the target communities by attracting public and private investment, creating jobs, increasing property values, and supporting new businesses. Addressing environmental concerns is a necessary first step to unlock this potential, so the sites can be effectively marketed to site selectors for industry. The Santee-Lynches region has a proven record of attracting industries to brownfield sites, demonstrated by these recent investments:

- SEM Wafertech Inc. and Solar4America Technology Inc. made a \$65.9 million investment in Sumter County. These companies are owned by renewable energy company SPI Energy Co. Ltd, and they manufacture solar wafers, prime solar modules, and a wide variety of solar panels. SEM Wafertech Inc. and Solar4America Technology Inc. repurposed an

existing commercial industrial site (former Apex Tool Group) in Sumter County. Operations began in the fourth quarter of 2023 and created 300 new jobs.<sup>2</sup>

- In early 2023, Engineered Foam Packaging, a subsidiary of J.B. Poindexter & Co. announced plans to invest \$15 million and create 53 jobs near Bishopville, in Lee County. Their site included a “custom uplift” of a 117,000 square-foot industrial building with plans to add an additional 50,000 to 100,000 square-foot facility in the next two to three years. The site became operation in August 2023.<sup>3</sup>

Santee-Lynches plans to use this grant to achieve similar successes by facilitating the assessment, cleanup, and reuse of the priority sites in the Targe Area. Based on the past successes (see previous bullets), the eventual reuse of the priority sites are projected to yield the following outcomes: 1) mitigation of contamination potentially impacting nearby residential areas and other receptors, 2) 70 acres and 548,000 square feet of building space ready for reuse, 3) an average of \$30 million invested and 100 jobs created at each site, and 4) increased tax revenues in the Target Areas and region. Santee-Lynches will support potential prospects with technical assistance for energy efficiency retrofits of buildings and resilience planning for extreme weather events as part of site reuse strategies. Benefits to the Target Area communities include improved health outcomes, job and wage growth, and poverty reduction. The activities conducted under this project will help build a healthier, more prosperous future across the region.

### **Strategy for Leveraging Resources:**

#### **1.g. Resources Needed for Site Reuse:**

Santee-Lynches and coalition partners have access to numerous state and federal grants to support the redevelopment of target sites. As many funding sources require environmental assessments to be completed before application, this grant will open the availability of new resources for cleanup and reuse.

Should additional funds for site assessment be necessary, Target Areas may request support from the SC Department of Environmental Services (SC DES) through the Brownfield Environmental Site Testing Program (SC BEST) or their EPA Brownfields Community-wide Assessment Grant for States and Tribes. For site cleanup activities, coalition members can apply for an EPA Brownfields Cleanup grant or seek funding from SC DES through the EPA Brownfield Cleanup Revolving Loan Fund (BCRLF). Private developers can take advantage of South Carolina’s Voluntary Cleanup Activities Tax Credits, which provide up to \$50,000 annually for cleanup costs for entities entering into Voluntary Cleanup Contracts (VCC). Additionally, developers can receive a tax credit for each new full-time job created, as well as potential exemptions from ad valorem taxes and other incentives if specific requirements are met. All cleanup activities on VCC sites—public or private—are eligible for SC BCRLF funding. Private developers may also leverage the SC Abandoned Buildings Revitalization Act, which provides a \$250,000 tax credit for buildings abandoned for five or more years in unincorporated areas, encouraging the reuse of existing infrastructure. For site reuse and redevelopment, Santee-Lynches may leverage the affiliated Santee-Lynches Regional Development Corporation (RDC), which actively supports redevelopment initiatives across our four-county region by offering economic development resources and funding guidance. As a nonprofit lending partner, RDC provides financing assistance for site improvement projects that align with community development goals. This support can be instrumental in the redevelopment of brownfield sites, helping the Target Areas leverage local resources and supplement grant funding to meet site reuse and cleanup needs. Santee-Lynches, alongside our coalition partners, is committed to pursuing these and other resources to facilitate the successful assessment, cleanup, and redevelopment of priority sites.

#### **1.h. Use of Existing Infrastructure:**

As former industrial and commercial properties, the priority sites have the necessary infrastructure—including sewer, water, electricity, natural gas, broadband, and transportation

---

<sup>2</sup> <https://columbiabusinessreport.com/sumter-lands-66m-plant-heres-what-it-will-make/>

<sup>3</sup> <https://www.wftx.com/article/money/business/company-chooses-lee-county-first-south-carolina-operation/101-2ae20011-2fbc-4528-a6f6-cd405e6200fb>

access—adequate to support redevelopment plans without major upgrades. Redevelopment will maximize existing infrastructure use, creating new revenue streams to fund future maintenance and improvements. SC DOT is funding the planning, design, and eventual construction of the alternate truck route, which will provide easy access to Interstate-20 and make the Bishopville priority site more marketable. Santee-Lynches will provide additional support in applying for funding if upgrades become necessary, leveraging its expertise in transportation planning to ensure the success of each project.

**2. COMMUNITY NEED & COMMUNITY ENGAGEMENT:**

**Community Need:**

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

The entire Santee-Lynches region currently has a population of only 219,144 residents. Our coalition members consist of mostly rural counties with small populations: Kershaw County (pop. 66,924) and Sumter County (pop. 104,853).<sup>4</sup> As the accompanying data table shows, the Target Areas have **small populations** and **significantly lower Median Household Incomes and Per Capita Incomes** than both state and national averages. This economic disadvantage stems from the regional decline in textile and other manufacturing industries due to shifts overseas. As a result, these communities experience disproportionately high levels of unemployment, poverty, and reduced property values, resulting in a tax base barely sufficient to provide basic services. The **low-income levels and small populations** in these Target Area communities limit their ability to fund or access alternative initial funding sources necessary for environmental assessments, remediation efforts, and the eventual reuse of these prioritized sites. Funding from this project will enable the communities to take the first steps needed to revitalize the priority brownfield sites in the Target Areas.

<b>Demographic Data (ACS 2023 5-year estimates)</b>	<b>Lugoff 45055970403</b>	<b>Sumter 45085001500</b>	<b>Bishopville 45061920302</b>	<b>South Carolina</b>	<b>US</b>
Total Population	2,009	1,221	3,884	5,212,774	332,387,540
% Minority	25.7	<b>99.3</b>	<b>72.5</b>	35.9	36.6
% Under 5	3.7	0.0	<b>6.8</b>	5.5	5.7
% Elderly (>65)	17.4	<b>23.4</b>	14.4	18.5	16.8
Median Household Income	<b>\$52,028</b>	<b>\$26,364</b>	<b>\$28,239</b>	\$66,818	\$78,538
Per Capita Income	<b>\$26,684</b>	<b>\$17,725</b>	<b>\$19,198</b>	\$37,993	\$43,289
% Unemployment	3.4	<b>16.0</b>	2.4	5.0	5.2
% All In Poverty	8.9	<b>29.6</b>	<b>34.0</b>	14.2	12.4
% Families with Children in Poverty	11.8	<b>26.6</b>	<b>51.7</b>	16.3	13.5
% with SNAP Benefits	2.3	<b>45.9</b>	<b>33.0</b>	10.5	11.8
Median Home Value	<b>\$168,800</b>	<b>\$88,300</b>	<b>\$64,000</b>	\$236,700	\$303,400

**2.b. Health or Welfare of Sensitive Populations:**

The sensitive populations in the Target Areas include low-income individuals with higher rates of minorities, elderly residents, children under 5 years old, impoverished families with children, and unemployment (refer to the previous table). These populations are especially vulnerable to the risks associated with exposure to environmental contaminants, which include heavy metals, PCBs, VOCs, SVOCs, and petroleum that are suspected of being present in soil, groundwater, or surface water on the priority sites. Existing structures, which may also contain hazardous building materials (ACM/LBP), are present at all three priority sites. Exposure pathways may include dermal contact with soils or surface water, which could migrate to adjacent properties through stormwater runoff, inhalation of airborne particulates containing contaminated soil or building material, ingestion of soil or groundwater, or inhalation of vapors migrating through soil or groundwater. As detailed in Section 2.c, health concerns in the Target Areas include elevated incidences of cancer and asthma. The assessments conducted through this plan will enable each community to identify these possible health threats, assess associated risks, and develop subsequent mitigation plans.

<sup>4</sup> US Census Bureau 2023 American Community Survey 5-Year Estimates

Welfare concerns in the Target Areas include blight from the vacant or underutilized priority and other brownfield sites, homelessness and trespassing, and the lack of well-paying jobs and economic opportunities in the Target Areas resulting in higher levels of poverty and families dependent on government assistance. With this grant, Santee-Lynches will be to assess these Target Sites to identify environmental risks and develop mitigation strategies to protect the public from potential environmental exposures. The eventual reuse of these sites will foster the development of new manufacturing, light industrial, and/or commercial uses on the priority sites, creating new jobs and higher incomes within the Target Areas. This redevelopment will lead to increased quality of life for the Target Areas and their sensitive populations by enhancing economic opportunities, reducing environmental hazards, and creating healthier living environments.

**2.c. Greater Than Normal Incidence of Disease and Adverse Health Conditions:**

All of the priority sites are located within close proximity to residents or waterways, leading to potential exposure pathways as described in the previous section. As following table demonstrates, the result is an increased incidence of cancers and a higher mortality rate from cancers within the counties (data is unavailable at the town/city level).

State Cancer Profiles <sup>5</sup> Age-Adjusted Incidence Rate cases per 100,000	Kershaw County (Lugoff)	Sumter County (Sumter)	Lee County (Bishopville)	South Carolina	U.S.
Bladder Cancer	19.0	14.4	N/A	16.9	18.8
Colon & Rectum Cancers	31.1	36.4	39.5	35.6	36.4
Kidney & Renal Pelvis Cancer	21.0	15.6	20.3	17.5	17.3
Lung Cancers	68.7	61.1	67.7	58.4	53.1
Liver & Bile Duct Cancers	6.8	8.9	N/A	7.9	8.6
Pancreas Cancer	9.4	15.8	17.9	13.7	13.5
All Cancer Sites	434.9	428.1	411.4	435.0	444.4
Age-Adjusted Mortality Rate (All Cancers)	183.3	177.0	168.5	156.8	146.0

In all three Target Areas, the incidence rates of lung cancers were above state or federal rates. Similarly, elevated incidences of colon cancers and kidney & renal pelvis cancer cases are found in two of the three counties. Elevated levels of bladder, liver & bile duct, and pancreas, cancers are found in one or more of the counties. These cancers have been historically linked to chronic exposure to a variety of contaminants, many of which have been commonly used during industrial operations – including heavy metals (lung, colon, kidney cancers), VOCs and SVOCs (bladder and liver cancers), ACM exposure (lung cancer), LBP (lung and bladder cancers), and benzene in petroleum (pancreas cancers).<sup>6</sup>

Exposure to airborne particulates, such as wind-blown contaminated soils and building materials with asbestos as suspected to be present on the priority sites, may contribute to and/or complicate asthma and other respiratory diseases. Asthma occurrences in the Target Areas are elevated compared to the US, as shown in the following table.

	Lugoff	Sumter	Bishopville	South Carolina	US <sup>7</sup>
Asthma, Percentage of Individuals <sup>8</sup>	11.0%	10.4%	10.2%	11.1%	8.9%

These negative health impacts will be reduced as contaminants and exposure pathways are identified and mitigated and the sites are returned to responsible, productive reuse.

**2.d. Economically Impoverished/Disproportionately Impacted Populations:**

The brownfield grant funds will allow the coalition members to address the environmental issues plaguing the Target Areas and their residents. The shifting industrial trends and economic downturns have led to abandoned and dilapidated properties in the Target Areas, which have

<sup>5</sup> National Cancer Institute. <https://statecancerprofiles.cancer.gov/index.html>. Accessed December 2025.

<sup>6</sup> <https://dceg.cancer.gov/>, Accessed December 2025.

<sup>7</sup> <https://www.cdc.gov/nchs/fastats/asthma.htm#:~:text=Percent%20of%20adults%20age%2018,Health%20Interview%20Survey%2C%202019%2D2023>. Accessed December 2025.

<sup>8</sup> <http://www.city-data.com>. Accessed December 2025.

contributed to poverty and exposed residents to blight and environmental exposure risks. Site assessments and cleanup planning will identify any contaminants present, along with their potential migration pathways and containment measures. By addressing contamination risks, we can prevent offsite transport and exposure to harmful substances, directly reducing one of the environmental burdens faced by the communities. The hardships created by the loss of jobs, ongoing environmental concerns, blight of vacant and underutilized buildings have disproportionately impacted residents of the Target Areas that are also economically impoverished shown by the low incomes, high rates of poverty, and dependence on government assistance, as detailed in sections 2a and 2b. The redevelopment of the priority sites will reduce the number of abandoned and blighted properties and address the low income and persistent poverty by attracting jobs and higher wages.

**Community Engagement:**

**2.e. Project Involvement & 2.f. Project Roles:**

Santee-Lynches will work closely with our non-lead coalition members, Kershaw and Sumter Counties, throughout the project to identify sites and establish priorities within their Target Areas and plan for the successful reuse of priority sites. In 2004, to facilitate community engagement throughout the region, Santee-Lynches formed an Environmental Planning Advisory Committee (EPAC), composed of 18 governmental representatives, economic development professionals, community members, and stakeholders, each selected by the four counties, cities and towns (including the Target Areas of Bishopville, Lugoff, and Sumter), Shaw Air Force Base, the Catawba Riverkeeper Foundation, and Central Carolina Technical College. Non-voting members on the committee include representatives from SC DES, SC Department of Natural Resources, and Clemson University Extension. The EPAC committee has provided advice and support on numerous projects throughout the years, including identifying potential brownfield sites for this application. The EPAC committee will continue to support the project as the Brownfields Task Force (BTF) to guide and provide input on site selection and prioritization, cleanup plans, and reuse options for priority sites. Santee-Lynches will involve additional stakeholders and partners in the Target Areas, including, but are not limited to, the following:

Partner Name	Mission Statement	Point of contact	Specific involvement in the project or assistance provided
United Way of Sumter, Clarendon and Lee Counties	United Way of Sumter, Clarendon and Lee Counties mobilizes resources and leaders that strengthen our communities. We fight for the health, education, and financial stability of every person in our community.	Vicki Singleton <a href="mailto:vsingleton@uwaysumter.org">vsingleton@uwaysumter.org</a> 215 N. Washington St., Sumter, SC	Will disseminate project information to its members in the Target Areas of Bishopville and Sumter via the organization's communication channels and encourage participation in community meetings and project activities.
Wateree Community Actions, Inc.	Wateree Community Actions, Inc. empowers families and communities with low incomes to increase economic stability through partnerships and anti-poverty services.	Annette Tucker, CEO 711 Lafayette Ave., Camden, SC; 17 Broad St, Sumter, SC; 110 Breedin St, Manning, SC (803) 807-9811	Will support Santee-Lynches with connecting with residents in the Sumter Target Area and help engage residents in project activities, meetings, and planning events. Will participate in reuse planning activities.
Community Medical Clinic of Kershaw County	To provide medical care and connect resources to achieve a healthier Kershaw County.	Susan Diddato <a href="mailto:sdiddato@cmcofkc.org">sdiddato@cmcofkc.org</a> 110 C East Dekalb St., Camden, SC	Will assist in building community and public support for the brownfields project, with an emphasis on health and safety issues in the Lugoff Target Area. Will review and provide input on cleanup planning documents.
Bishopville Church of Christ	To Reach Our Worlds Through Elevating & Sharing Jesus The Savior, Securing & Growing The Saved & Lifting Him Up Through Loving & Serving In His Mission By His Message & His Methods!	Richard Barr <a href="mailto:connect@thebcoc.org">connect@thebcoc.org</a> 805 N Main St, Bishopville, SC	Located near the priority site in the Bishopville Target Area. Will host community meetings, disseminate project information, and encourage the congregation and other residents of the Bishopville Target Area to participate.
Sumter Economic Development Growth Engine	Non-profit comprised of local businesses that invest in economic development. With matching dollars,	Jay Schweler President & CEO 10 E Liberty St	Will help identify and prioritize other sites and will support cleanup and reuse planning efforts by providing input on plans and

Partner Name	Mission Statement	Point of contact	Specific involvement in the project or assistance provided
(EDGE)	EDGE has generated over \$11.7 million to help recruit industries that bring well-paying jobs to our region.	Sumter, SC (803) 418-0700	assisting in recruiting businesses to the brownfield sites by offering technical assistance and potentially incentives.

**2.g. Incorporating Community Input:**

In the first quarter, Santee-Lynches will create a Community Involvement Plan (CIP) following EPA’s Steps for Effective Public Involvement. The BTF will assist efforts in site identification, prioritization, and planning, drawing on professional networks for redevelopment and reuse guidance. During the assessment, we will engage stakeholders—including residents of the Target Area communities, property owners, community organizations, and business leaders—on project activities, redevelopment possibilities, and funding strategies. In the targeted areas, Santee-Lynches 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. Through these meetings and workshops, Santee-Lynches will directly engage and solicit input, feedback, and concerns from the community members most-affected by the priority sites.

To ensure ongoing input, Santee-Lynches will hold public meetings throughout the project, including quarterly BTF sessions and the site-specific gatherings in Target Areas. These meetings will be publicly advertised and supported by community partners, with translators available when needed, and hybrid options offered for those that cannot attend in person. Project updates, public feedback, and community needs will be discussed. Additionally, fact sheets detailing project information will be shared on the Santee-Lynches website ([www.santeelynchescog.org](http://www.santeelynchescog.org)), at public locations in target communities, and through press releases, social media, and county and municipal council presentations. Public feedback will be actively solicited via social media and surveys, with all comments recorded, addressed, and responded to by the project team in a timely manner. Sign-in sheets will be maintained for ongoing communication, and the project team will promptly respond to all inquiries.

**3. TASK DESCRIPTIONS, COST ESTIMATES, & MEASURING PROGRESS:**

**Description of Tasks/Activities & Outputs:**

3.a. Project Implementation, 3.b. Anticipated Project Schedule, 3.c. Task/Activity Lead, & 3.d. Outputs: Santee-Lynches is requesting \$1,500,000 to complete the following tasks within the four-year period of performance.

<b>Task 1: Project Management &amp; Reporting</b>
a. <u>Project Implementation</u> : The Santee-Lynches Project Manager (PM) will oversee the grant implementation and programmatic activities in compliance with the EPA cooperative agreement work plan, budget, schedule, and terms and conditions. He will ensure tasks are completed efficiently and will be responsible for oversight of the Qualified Environmental Professional (QEP). The PM will hold monthly project team meetings, which will include the QEP, EPA Region 4 Project Officer, and SC DES Project Manager to review the project status and take corrective actions to stay on schedule and make appropriate progress. With QEP assistance, the PM will complete EPA quarterly reports and ACRES database entry/updates. The PM with assistance from the QEP will complete a close-out report documenting all grant activities. We anticipate two staff will attend national and regional grantee brownfield training conferences/workshops. Administrative staff (included in the Indirect Costs pool) will support the PM by reviewing and processing invoices, federal financial reporting, financial audits, and procurement activities.
b. <u>Anticipated Project Schedule</u> : Ongoing throughout the 4-years (Oct 2026-Sep 2030); monthly team meetings, quarterly reporting in each Jan, Apr, Jul, & Oct; annual reporting each Oct, closeout report by Dec 2030. National Conference in May 2027 with other conference dates TBD.
c. <u>Task/Activity Lead</u> : PM with QEP assistance
d. <u>Outputs</u> : 48 monthly meetings; 16 quarterlies; at least 16 ACRES updates; 1 Closeout Report.
<b>Task 2: Community Outreach</b>

a. <b>Project Implementation:</b> The Santee-Lynches PM will lead the community outreach efforts with support from non-lead coalition members, QEP, BTF, and community-based organizations, including development of a CIP, preparation of outreach materials, and convening the BTF. The BTF will serve as the primary conduit for outreach, assist with site identification and prioritization for assessment beyond the priority sites already identified, and support reuse planning efforts. The project team will also host community workshops in the Target Areas and meet with other community groups, property owners, and developers throughout the project.
b. <b>Anticipated Project Schedule:</b> Oct 2026 – Sep 2030; CIP in 1 <sup>st</sup> quarter; quarterly BTF meetings; outreach material and meetings in 3 <sup>rd</sup> – 14 <sup>th</sup> quarter; additional site inventorying 5 <sup>th</sup> – 12 <sup>th</sup> quarter
c. <b>Task/Activity Lead:</b> PM with support from non-lead coalition members, QEP, BTF, and community-based organizations.
d. <b>Outputs:</b> 1 CIP; 16 BTF meetings; 10 community workshops and meetings
<b>Task 3: Site Assessments and Cleanup Planning</b>
a. QEP will submit a Generic Quality Assurance Project Plan (QAPP) for EPA approval; complete site eligibility forms for EPA approval; request petroleum determinations from SC DES; perform Phase I Environmental Site Assessments (ESAs) in accordance with ASTM Standard E1527-21 and the EPA All Appropriate Inquiry Final Rule; conduct Phase II ESAs in accordance with ASTM E1903-19 upon approval of Site-specific Sampling and Analysis Plans (SAPs); draft Health & Safety Plans (HASPs) for field work; and complete ACM and LBP surveys and other assessments depending on the need at each priority site. Voluntary Cleanup Contract (VCC) assistance provided for properties entering the SC DES program. QEP will develop Analysis of Brownfields Cleanup Alternatives (ABCA) reports for sites with contamination. The ABCA will identify potentially applicable remediation alternatives for the site by comparing potential land uses with the environmental impacts associated with properties and steps required to redevelop the property. The level of remedial action can then determine how to best meet community needs. The QEP will also develop abatement designs for properties with identified ACM.
b. <b>Anticipated Project Schedule:</b> Oct 2026 – Mar 2030; Generic QAPP 1 <sup>st</sup> quarter; Phase I ESAs and ACM & LBP surveys 2 <sup>nd</sup> - 13 <sup>th</sup> quarter; Phase II ESAs 3 <sup>rd</sup> - 15 <sup>th</sup> quarter; ABCAs, Abatement Plans, and VCCs 4 <sup>th</sup> – 16 <sup>th</sup> quarter.
c. <b>Task/Activity Lead:</b> QEP with oversight from the Santee-Lynches PM
d. <b>Outputs:</b> 1 Generic QAPP; 24 Phase I ESAs; 16 ACM/LBP Surveys; 12 SAPs; 12 HASPs; and 12 Phase II Reports; 6 ABCAs; 6 ACM Abatement Plans; and 6 VCCs.
<b>Task 4: Redevelopment Planning</b>
a. The Santee-Lynches PM will lead the reuse planning activities with non-lead coalition members, QEP, BTF, and community-based organizations support, including development of site-specific reuse plans for the priority sites. Market studies for each county will also be completed to support reuse plans.
b. <b>Anticipated Project Schedule:</b> Oct 2027 – Jun 2030; market studies 5 <sup>th</sup> – 9 <sup>th</sup> quarters, reuse plans 7 <sup>th</sup> – 15 <sup>th</sup> quarters
c. <b>Task/Activity Lead:</b> PM will lead Redevelopment Planning with support from non-lead coalition members, QEP, BTF, and community-based organizations.
d. <b>Outputs:</b> 12 Reuse Plans, 4 Market Studies

**3.e. Cost Estimates:**

The following cost estimates are based on previous EPA brownfield grants other Council of Governments received in South Carolina. All estimates for Personnel, Fringe, Travel, Other, and Contractual costs are for eligible Programmatic activities. All Administrative activities are included in the Indirect Costs.

**Task 1 – Project Management & Reporting:**

- Personnel:* Average of 24 hours of staff/month (24x48x avg\$50/hr) = **\$57,600**
- Fringe:* 51.08% fringe rate x Personnel total (0.5108x\$57,600) = **\$29,422**
- Travel:* 2 staff attend 4 regional/grantees workshops including hotel, per diem, and mileage (2x4x\$400/person/trip = \$3,200 total), 2 staff attend 2 national conferences (2x2x(\$800 airfare + 3 hotel nights @\$200/night totaling \$600 +

*Other:* \$250 in meals + \$100 for taxis = \$1,750/person/trip) = \$7,000 total) = **\$10,200**  
 2 staff attend 4 regional/grantees workshops (2x4x\$100 registration = \$800 total), 2 staff attend 2 national conferences (2x2x\$300 registration = \$1,200 total) = **\$2,000**

*Contractual:* 48 project team meetings (48x\$225); 16 Quarterly Reports (16x\$350); 1 closeout report (\$4,500); quarterly ACRES updates (16x\$250) = **\$24,900**

*Indirect Costs:* 45.93% indirect rate x Personnel & Fringe total (0.4593x\$87,022) = **\$39,969**

*Total:* **\$164,091**

**Task 2 – Community Outreach:**

*Personnel:* Average of 16 hours of staff/quarter (16x16x avg\$50/hr) = **\$12,800**

*Fringe:* 51.08% fringe rate x Personnel total (0.5108x\$12,800) = **\$6,538**

*Travel:* Mileage per quarter to attend outreach events (122x16x0.725) = **\$1,415**

*Contractual:* Community Involvement Plan (\$4,000); Quarterly BTF meetings (16 mtgs x 4 hrs/mtg x \$175/hr = \$11,200); 10 community meetings (10 mtgs x 8 hrs/mtg x \$175/hr = \$14,000) = **\$29,200**

*Indirect Costs:* 45.93% indirect rate x Personnel & Fringe total (0.4593x\$19,388) = **\$8,882**

*Total:* **\$58,835**

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

*Personnel:* Average of 2 hours of staff/month (2x48x\$50/hr) = **\$4,800**

*Fringe:* 51.08% fringe rate x Personnel total (0.5108x\$4,800) = **\$2,452**

*Contractual:* 1 Generic QAPP (1x\$3,500); 24 Phase I ESAs (24x\$4,500=\$108,000); 16 ACM/LBP Surveys (16x\$7,500=\$120,000); 12 SAPs (12x\$4,000=\$48,000), HASPs (12x\$500=\$6,000), & Phase II ESAs (12x\$40,743.42 avg=\$488,921); 6 ABCAs (6x\$5,000=\$30,000); 6 ACM Abatement Designs (6x\$4,000=\$24,000); support for 6 VCCs (6x\$5,000=\$30,000) = **\$858,421**

*Indirect Costs:* 45.93% indirect rate x Personnel & Fringe total (0.4593x\$7,252) = **\$3,331**

*Total:* **\$869,004**

**Task 4 – Redevelopment Planning:**

*Personnel:* Average of 24 hours of staff/quarter (24x16x\$50/hr) = **\$19,200**

*Fringe:* 51.08% fringe rate x Personnel total (0.5108x\$19,200) = **\$9,807**

*Travel:* Mileage per quarter to attend reuse planning events (150x16x0.725) = **\$1,740**

*Contractual:* 8 Site Redevelopment Plans (8 plans x 160 hrs/plan x \$175/hr = \$224,000); 4 Market Studies (4 studies x 200 hrs/study x \$175/hr = \$140,000) = **\$364,000**

*Indirect Costs:* 45.93% indirect rate x Personnel & Fringe total (0.4593x\$29,007) = **\$13,323**

*Total:* **\$408,070**

**OVERALL PROJECT BUDGET TABLE**

Budget Categories	Project Management	Community Outreach	Site Assessments & Cleanup Planning	Redevelopment Planning	Total
Personnel	\$57,600	\$12,800	\$4,800	\$19,200	\$94,400
Fringe	\$29,422	\$6,538	\$2,452	\$9,807	\$48,219
Travel	\$10,200	\$1,415	\$-	\$1,740	\$13,355
Supplies	\$-	\$-	\$-	\$-	\$-
Contractual	\$24,900	\$29,200	\$858,421	\$364,000	\$1,276,521
Other	\$2,000				\$2,000
<b>Total Direct Costs</b>	<b>\$124,122</b>	<b>\$49,953</b>	<b>\$865,673</b>	<b>\$394,747</b>	<b>\$1,434,495</b>
Total Indirect Costs (Administrative)	\$39,969	\$8,882	\$3,331	\$13,323	\$65,505
<b>Total Budget</b>	<b>\$164,091</b>	<b>\$58,835</b>	<b>\$869,004</b>	<b>\$408,070</b>	<b>\$1,500,000</b>

**3.f. Plan to Measure and Evaluate Environmental Progress and Results**

Santee-Lynches will hold monthly conference calls with the Project Team (including EPA’s Region 4 project officer and SC DES project manager) to review progress and take corrective actions, when necessary, to ensure the funds are expended in an efficient and timely manner. The BTF will meet quarterly to review community priorities, address any community concerns, and

guide the project. Santee-Lynches will submit Quarterly Reports, which will detail 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 of 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:**

##### **Programmatic Capability:**

##### **4.a. Organizational Capacity, 4.b. Organizational Structure, & 4.c. Description of Key Staff:**

Santee-Lynches Regional Council of Governments is one of ten (10) regional, sub-state districts in South Carolina. Santee-Lynches, which was established in 1971, serves the counties and cities of Clarendon, Kershaw, Lee and Sumter, and is used to administer federal and state grants across the region. We provide a diversity of services requested by their local governments including grant resource identification and administration, local and regional planning, economic development assistance, affordable housing, community development, and more. Santee-Lynches is led by Executive Director, Dennis Cyphers, who has diverse management experience in both the private and public sectors, which includes administering grants in both the federal and state arenas. He will support the brownfields project manager by providing strategic direction.

Mr. Esmonde Levy, Government Services Director, will serve as the project manager for the brownfields project. He has over 22 years of experience, including managing programs from the Economic Development Administration (EDA), Housing Urban Development (HUD), Community Development Block Grant (CDBG), Department of Agriculture (USDA), SC Rural Infrastructure Authority (RIA), and others in support of the region. Mr. Levy oversees the implementation of planning projects in the areas of environment and natural resources, economic development, hazard mitigation, housing, transportation, and community development. He will be supported by Dr. Jeff Parkey, ACIP, Regional Planning Director, who has approximately 10 years of experience in developing, managing, and executing grant-funded projects in the areas of community planning, transportation, natural resources and environmental management, substandard housing, brownfields, and economic development and resilience. Rachel Katorkas, Finance Director, will support the financial management and reporting for the project. She is responsible for assuring that all of the accounting and financial reporting functions of the agency are performed accurately and in a timely manner as well as complying with the respective federal and state guidelines associated with many of the funding sources.

##### **4.d. Acquiring Additional Resources:**

As demonstrated on our past projects, Santee-Lynches follows competitive procurement procedures (in compliance with 2 CFR 200) to acquire additional resources to support project work. For professional services, Santee-Lynches publicly issues a Requests for Proposals (RFP), which is posted to the state's procurement website and sent to our list of local contractors. Respondents have 30 days to submit proposals, which Santee-Lynches staff then evaluate based on set criteria, such as qualifications, experience, and cost. Santee-Lynches then negotiates a contract with the firm selected as the most-qualified and cost-effective. For non-professional services, Santee-Lynches publicly issues a Request for Bids and selects firms based on cost.

##### **Past Performance & Accomplishments:**

##### **4.f. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements:**

##### **4.f.(1) Purpose and Accomplishments:**

Santee-Lynches has more than a decade of experience successfully managing federal and state awards as both a direct grantee and subrecipient, including multi-year, multi-jurisdictional programs in housing, workforce, transportation, and community development. This experience demonstrates the organization's capacity to administer complex funding streams, meet compliance

requirements, and deliver measurable outcomes for local governments and residents across its four-county region.

**1. HUD HOME Program:** Santee-Lynches manages multi-year allocations and competitive project awards that cumulatively exceed \$2,000,000 for homeowner and rental projects under the U.S. Department of Housing and Urban Development (HUD) for the Sumter County Regional HOME Consortium. Through the administration of this program, Santee-Lynches has helped increase the supply and rehabilitation of affordable housing units for low- and moderate-income households across the region. These projects not only address critical housing needs but also leverage federal funds with local investment to maximize community impact.

**2. SC Brownfields Environmental Site Testing (BEST) Project:** The SC BEST project is a partnership between SC DES and the ten Councils of Government in the state for identifying and assessing potential brownfield sites across the state. The Santee-Lynches region was allocated a total of \$78,160.00 for Phase I and II ESAs. To date, both Phase I and Phase II ESAs have been successfully completed on one site and a partial Phase II assessment completed on a second site. After subsurface testing, the former Town Hall building in Mayesville was deemed to be “clean,” with minor abatement of roofing materials suggested. As of September 2024, selected elements of a Phase II ESA are underway for the Rowland Warehouse property in Sumter. Successful completion of both projects will contribute to revitalization and economic growth, as well as enhanced health, safety, and welfare for the community as a whole.

**3. Regional Natural Hazard Mitigation Plan (HMP):** The Santee-Lynches Regional Natural HMP 2025-2030 is the most recent iteration of the federally compliant HMP completed every five years for the region. Funded through a Building Resilient Infrastructure and Communities (BRIC) grant from the Federal Emergency Management Agency (FEMA), the total project cost was \$77,833.78 with a \$58,375.11 federal award amount. The HMP will bring the region into compliance with the Stafford Act, making the jurisdictions eligible for FEMA hazard and disaster-related funding, as needed. The plan identifies goals, strategies, and specific actions that the jurisdictions in the region will follow to mitigate the effects of natural hazards. The pending approval of the HMP by FEMA and its adoption by local jurisdictions in the region indicates a successful planning process and collaboration.

**4.f.(2) Compliance with Grant Requirements:**

Santee-Lynches maintains formal financial management systems and internal controls designed to comply with 2 CFR 200 (Uniform Guidance) requirements for entities expending federal funds. As a regional council of governments, the organization uses established budgeting, accounting, and procurement procedures, including board-adopted policies that govern cost allocation, cash management, and allowability of costs. Annual independent audits review financial statements and grant activities to ensure ongoing compliance with federal standards. For the HUD Home Program, Santee-Lynches fully complied with the workplan, schedule, terms and conditions, and timely reporting requirements to the state and HUD. For the SC BEST project, Santee-Lynches fully complied with its responsibilities in terms of identifying eligible brownfield sites and coordinating the assessment process. Santee-Lynches followed the workplan, schedule, and terms of the SC BEST project. All financial and progress reporting has been completed as required by the terms of the agreement. This progress was carried out in a timely manner and reported to SC DES, as required. The Regional Natural Hazard Mitigation Plan meets the requirements of Title 44 CFR §201.6 for approval by FEMA and eligibility for FEMA Hazard Mitigation Assistance grant programs. The project has complied with the approved workplan, schedule, and terms of agreement. All financial and quarterly progress reports, beginning in April 2024, have been completed in a timely and acceptable fashion. Progress towards completing the Hazard Mitigation Plan has been made in a timely manner and following the approved timetable. Progress reports to FEMA have been made on a quarterly basis and have been submitted on time.

# Threshold Criteria for Assessment Coalition Grants

## **1. APPLICANT ELIGIBILITY:**

### **(a) Applicant Type:**

1. The Santee-Lynches Regional Council of Governments (Santee-Lynches) is a “general purpose unit of local government” as defined by 2 CFR 200.1 and established under South Carolina law to function as a single legal entity with authority to enter into binding agreements with the Federal Government and, therefore, eligible to receive EPA Brownfields Assessment Grant funding.
2. The County of Kershaw is a “general purpose unit of local government” as defined in 2 CFR 200.1 and, therefore, eligible to receive EPA Brownfields Assessment Grant funding.
3. The County of Sumter is a “general purpose unit of local government” as defined in 2 CFR 200.1 and, therefore, eligible to receive EPA Brownfields Assessment Grant funding.

**(b) Exempt under 501(c)(4):** Santee-Lynches (Lead), Kershaw County (Non-lead), and Sumter County (Non-lead) are not exempt from Federal taxation under section 501(c)(4) of the IRC.

## **2. TARGET AREAS:**

As shown on the Application Information Sheet, each coalition member has selected a Target Area, and the Target Areas do not overlap and are located in three distinct jurisdictions:

- Santee-Lynches: Reeves Brothers Inc. in the Town of Bishopville
- Kershaw County: Wateree Dyeing & Finishing in the Town of Lugoff
- Sumter County: Harvin Choice Meat, Inc. in the Town of Sumter

## **3. NON-LEAD MEMBERS THAT NEVER RECEIVED AN EPA MARC GRANT:**

Non-lead members Kershaw County and Sumter County have never been awarded an EPA Brownfields Multipurpose, Assessment, Revolving Loan Fund, or Cleanup (MARC) Grant.

## **4. LEGAL AUTHORITY TO EXPEND GRANT FUNDS ON BEHALF OF NON-LEAD COALITION MEMBERS**

Santee-Lynches Regional Council of Governments is one of ten (10) regional, sub-state districts in South Carolina. Regional Councils are voluntary associations of local governments formed in accordance with State law to provide a structured method of intergovernmental coordination, cooperation, and collaboration on a multi-jurisdictional level. Santee-Lynches, which was established in 1971, serves the counties and cities of Clarendon, Kershaw, Lee, and Sumter and has the legal authority to expend grant funds on their behalf.

## **5. COALITION AGREEMENT:**

Signed letters from Kershaw County and Sumter County, documenting their commitment as non-lead coalition members, are attached.

## **6. COMMUNITY INVOLVEMENT:**

Through ongoing outreach with coalition partners and Target Area stakeholders, Santee-Lynches staff have developed this brownfields application and established an initial site inventory. Engagement will continue through the Brownfields Task Force (BTF), meeting quarterly to review project progress, provide feedback, and make key decisions on site selection and prioritization.

## **Threshold Criteria for Assessment Coalition Grants**

Between meetings, project staff and BTF members will communicate via email or phone to maintain project continuity.

To support a structured approach to public involvement, Santee-Lynches will develop a Community Involvement Plan (CIP) in the first quarter, following EPA's "Steps for Effective Public Involvement." The CIP will outline clear strategies for engaging the community at every project phase, including informing, consulting, and collaborating with the public to address brownfield concerns, gather input, and share decision-making processes. This plan will identify key stakeholders, outline communication methods, define community roles, and include timelines for outreach events and feedback opportunities.

Santee-Lynches staff and BTF members will solicit input from the community through diverse communication methods and provide timely, thoughtful responses. Outreach to Target Area communities will be led by Santee-Lynches staff and coordinated through BTF members, who are committed to educating their communities on brownfield risks, project activities, and outcomes. Community workshops (both in-person and virtual) will be hosted at key points in the project timeline to share information, address questions, gather feedback, and foster resident engagement. Through partner community-based organizations, we will ensure that a broad spectrum of stakeholders, including underserved communities, are actively involved. Workshops will cover site inventory review, redevelopment priorities, and solicit feedback on specific properties.

Additional planning events will explore site reuse concepts, providing market data, environmental factors, and site-specific opportunities. Community feedback will guide considerations such as potential property uses (commercial, residential, industrial), job creation, greenspace, landscaping, and design aspects for parking, entryways, and signage.

Santee-Lynches will regularly update the community via newsfeeds, social media, and a dedicated brownfields project page on our website, offering project background, achievements, outreach materials (brochures, flyers, fact sheets, etc.), and ways to get involved. Public meetings will have translator services as needed, and accessible locations will be chosen to accommodate individuals with physical disabilities.

### **7. EXPENDITURE OF EXISTING GRANT FUNDS:**

Santee-Lynches has never received an EPA Brownfields MARC Grant.

### **8. CONTRACTORS AND NAMED SUBRECIPIENTS:**

Santee-Lynches followed the procurement procedures outlined in 2 CFR 200 and the EPA's regulations at 2 CFR 1500 to secure a Qualified Environmental Professional (QEP) to support grant activities. A competitive Request for Proposals (RFP) was publicly released on April 24, 2024, posted both on the Santee-Lynches website (<https://www.santeelynychescog.org/rfpsbids>) and on the South Carolina Business Opportunities (SCBO) portal, which serves as a procurement platform for South Carolina agencies and local government units. A copy of the RFP attached. Two proposals were received by the May 27, 2024, deadline. The selection committee identified Stantec Consulting Services, Inc., as the most qualified and cost competitive firm based on evaluation criteria. A contract will be negotiated upon grant award and can be provided to the EPA at that time.

No subrecipients have been identified or anticipated.