



CITY OF DURHAM
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R04-24-A-032

November 13, 2023

Ms. Sara Janovitz
Atlanta Federal Center
61 Forsyth Street, S.W. 10th Floor
Atlanta, Georgia 30303-8960

RE: City of Durham, North Carolina
EPA Brownfields Community-Wide Assessment Grant Proposal

Dear Ms. Janovitz:

[Redacted]

[Redacted]

[Redacted]

Sincerely,

Andre Pettigrew, Director
City of Durham, Office of Economic and Workforce Development



- 1. Applicant Identification:** City of Durham, North Carolina
101 City Hall Plaza
Durham, North Carolina 27701

- 2. Funding Requested:**
 - a. Assessment Grant Type:** Community-wide
 - b. Federal Funds Requested:** \$500,000

- 3. Location:** City of Durham, Durham County, North Carolina

- 4. Target Area and Priority Site Information**
 - Hayti District and its associated Fayetteville Street Corridor
 - Census Tracts: 37063001301, 37063001400 & 37063002300
 - Carolina Times Building, 923 Old Fayetteville Street
 - Former J.L. Page & Sons Grocery, 1302-1306 Fayetteville Street

- 5. Contacts:**
 - i) Project Director:**
Andre N. Pettigrew
City of Durham
Office of Economic and Workforce Development
807 East Main Street, Suite 5-100
Durham, NC 27701
(919) 560-4965
E-mail: andre.pettigrew@durhamnc.gov

 - ii) Head of Organization:**
Elaine O’Neal
Mayor
101 City Hall Plaza
Durham, NC 27701
(919) 560-4333
E-mail: elaine.o’neal@durhamnc.gov

- 6. Population:**
 - City of Durham – 291,844 (U.S. Census Bureau, 2022 ACS)

- 7. Other Factors Checklist:** See next page



Other Factors	
Community population is 10,000 or less.	
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).	
The priority site(s) is in a federally designated flood plain.	
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	Page 3
The reuse of the priority site(s) will incorporate energy efficiency measures.	Page 3
The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments.	Page 3
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section I.B. , for priority site(s) within the target area(s).	Page 9
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2013 or later) or is closing.	

8. Letter from the State or Tribal Environmental Authority: Attached

9. Releasing Copies of Applications: Not applicable



NORTH CAROLINA
Environmental Quality

November 10, 2023

ROY COOPER

Governor

ELIZABETH S. BISER

Secretary

MICHAEL SCOTT

Director

Andre Pettigrew, Director
Office of Economic and Workforce Development
City of Durham
807 East Main Street, Building 5, Suite 100
Durham, NC 27701
Andre.Pettigrew@durhamnc.gov

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

Dear Mr. Pettigrew

The North Carolina Department of Environmental Quality (DEQ) Brownfields Redevelopment Section (BRS) acknowledges and supports the City of Durham's application for a U.S. EPA Brownfields Community-Wide Assessment Grant. We understand your grant efforts will focus on the historic Hayti District along the Fayetteville Street Corridor and its adjoining neighborhoods along with Census tracts 37063001301, 37063001400 and 37063002300. More specifically, priority sites within the Fayetteville Street Corridor include the former Carolina Times building and the former J.L. Page & Sons Grocery. The purpose of the grant will be to spur revitalization in these areas, which would be a tremendous economic development achievement for the City of Durham.

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

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

Sincerely,

Jordan Thompson
Brownfields Project Manager

ec: NCDEQ Brownfields Public Outreach Team



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

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields

i. Overview of Brownfield Challenges and Description of Target Area In 1869, Preacher Edian Markum established a church and school at the intersection of Pettigrew and Fayetteville Streets, laying the foundation for what would soon come to be known as Durham's Hayti District (pronounced HAY-tie and named after the first independent black republic in the Western Hemisphere). The original settlement was founded by freed African American men and women migrating to the area in search of jobs in the tobacco industry after the Civil War. The community's growth accelerated with the rise of the tobacco and textile industries, culminating in Hayti becoming the first self-sufficient African American community in the country. It was during this time that Hayti established its legacy as the heart of "Black Wall Street" and was home to over 200 thriving African American businesses and a supporting network of schools, churches, hotels, and a library, theatre, hospital, and more.

However, the early 20th century brought with it many changes, including continued expansion of the tobacco empires and the emergence of new businesses. Unfortunately, as manufacturing declined in the 1930s followed by tobacco in the 1950s, the region faced economic challenges. This ushered in a new era of "urban renewal," a collaborative effort aimed at redeveloping downtown cores to stimulate economic growth and revitalize cities. Despite government assurances of social and economic equality, these efforts were guided by racially motivated policies and, as a result, the thousands of homes and businesses destroyed in Hayti during construction of the Durham Freeway (NC Highway 147) were never replaced as promised. The ensuing disinvestment and loss of jobs from the Fayetteville Street Corridor isolated Hayti from downtown's economic growth and established the racial divisions and socio-economic inequalities that continue to remain present within our city today.

While our project's geographic boundaries align with the Durham City limits, this grant will focus on the environmental, social, economic, and health-related challenges associated with brownfields redevelopment within our target area, the **Hayti District and its Fayetteville Street Corridor (Disadvantaged Census Tracts 37063001301, 37063001400 & 37063002300)**. Historical injustices and economic disparities, stemming from biased policies such as redlining and urban renewal, have left lasting impacts on this community. As Durham's downtown core expands, the imminent redevelopment of Hayti is confronted by the challenge of revitalizing our numerous brownfields in a manner that avoids gentrification of this historic community. The environmental hurdles posed by these brownfields impact our community's well-being and stand as barriers to inclusive growth. This grant is pivotal in addressing these challenges and their impacts, not only to support assessment and cleanup of contaminated sites, but also to embark on a transformative process that rebuilds trust, rectifies historical injustices, and fosters sustainable, equitable redevelopment. Without these funds, the threat of gentrification poses a substantial risk of displacing long-time residents and hindering the potential for a comprehensive and inclusive revitalization of Hayti. Grant funds will be used to leverage Durham's commitment to mitigating the impacts of brownfields redevelopment, promoting environmental justice, supporting local minority-owned businesses, fostering healthier neighborhoods, and equitably reconnecting Hayti to downtown to create a thriving, unified Durham. Through these efforts, we strive to bridge the racial wealth gap, break the cycle of disinvestment within our disadvantaged census tracts, and ensure the revitalization of Hayti is driven from within, preserving its rich cultural history and allowing the community to benefit from redevelopment of its own neighborhoods.

ii. Description of the Priority Brownfield Site(s) A preliminary inventory of the target area identified over 30 brownfield properties, ranging in size from less than one acre to over 20 acres and including a mix of former manufacturing facilities, textile/hosiery mills, service stations, filling stations, printing facilities, and dry cleaners. The blighted, contaminated properties are scattered across Hayti's most impoverished neighborhoods, directly affecting the residents living nearby. These include the following priority sites:

Carolina Times Building (923 Old Fayetteville Street): Situated on 0.98 acres, the Carolina Times Building (~6,000 square feet), once home to *The Carolina Times* newspaper, served as a critical voice for Durham's African American residents during times of segregation and civil rights movements. However, it has sat vacant since publishing operations ceased four years ago, suffering from neglect and environmental concerns related to historic printing operations. Decades of printing likely resulted in the release of volatile organic compounds (VOCs) and chlorinated solvents, including tetrachloroethene (PCE) and trichloroethene (TCE), presenting environmental challenges in soil, groundwater, and indoor air. Off-site concerns from historical dry cleaning, gasoline fueling operations, and leaking underground storage tanks add to the challenges. The building's age also suggests the presence of hazardous materials such as asbestos and lead-based paint. These conditions pose serious health risks and present significant barriers to potential investors and lenders who may otherwise see value in its restoration. This site is a priority because we aim to repurpose it into a Research & Development (R&D) incubator for the biological and life sciences sector.

J.L. Page & Sons Grocery (1302-1306 Fayetteville Street): Occupying a 0.31-acre tract, this former grocery store and its three adjoining structures were built in the 1930s and historically provided fresh food and produce to the community. The only remaining habitable structure on the property is now home to the New Visions of Africa Community Kitchen, a part-time food bank serving free meals three days a week. The remaining three structures (including the former grocery store itself) sit vacant and decaying and in dire need of redevelopment. The property was previously a brick and coal yard and is surrounded by several leaking underground storage tank incidents and documented drycleaner release(s) impacting groundwater quality across the entire block. The property sits on our main artery and remains significantly underutilized with decaying structures in dire need of assistance, posing health and safety concerns from asbestos, lead-based paint, VOCs, semi-VOCs, PCE, TCE, and polycyclic aromatic hydrocarbons (PAHs). The area surrounding the property is also designated a food desert by the USDA. As such, the site is a priority for brownfields redevelopment to mitigate existing environmental and exposure concerns and promote the redevelopment and expansion of food distribution services across the area.

iii. Identifying Additional Sites Over 30 additional sites have been identified through inclusive and transparent collaboration with community members, local organizations, and stakeholders. Engagement will continue to occur through public meetings, surveys, and focus groups, amplifying the voices of at-risk community members and ensuring diverse perspectives. Our selection process will prioritize Hayti's legacy businesses and will only consider properties located in our target area and other underserved communities and/or disadvantaged census tracts. Specifically, additional sites will be chosen based on how the proposed vision and reuse plans contribute to the revitalization of historically disadvantaged communities, primarily within Hayti. This criteria reflects our commitment in directing resources to neglected parts of the community and promoting equitable investment, and also ensures that minority residents and legacy businesses burdened by pollution actively contribute to and benefit from the redevelopment of their own neighborhoods.

b. Revitalization of the Target Area

i. Reuse Strategy and Alignment with Revitalization Plans Guided by the new *Durham Comprehensive Plan* recently adopted in June 2023, extensive policies are in place to prioritize fair and sustainable development, emphasizing equity in historically disadvantaged communities. This plan, charting the city's course for the next 15 to 20 years, aligns seamlessly with our focused efforts in Hayti and the Fayetteville Street Corridor. Our reuse strategy centers on inclusive growth and equitable redevelopment, retaining established businesses, generating new jobs, and reconnecting historically underserved communities with wealth-building opportunities across the downtown core. Specifically, the Carolina Times Building, a historic cultural landmark, is targeted for adaptive reuse into Class B affordable office space, housing a Research & Development (R&D) incubator for minority businesses in the biological and life sciences sector. This vision preserves the building's history and contributes to economic growth and diversity within a growing industry. The former J.L. Page & Sons Grocery is envisioned as a vibrant hub to combine/expand the adjoining food bank capabilities, fostering community engagement, unity, health education, and empowerment. Simultaneously, ongoing collaborations with the Hayti Heritage Center and Department of Transportation will enhance pedestrian safety and retail access along Fayetteville Street, supporting construction of the proposed R. Kelly Bryant Bridge Trail with historical markers along the way for Hayti and Black Wall Street. This preservation of the past, combined with a focus on future growth and equitable development, promotes multi-faceted social and economic benefits, advancing Durham's broader land use and revitalization plans for years to come.

ii. Outcomes and Benefits of Reuse Strategy Our brownfields reuse strategy, in alignment with the *Comprehensive Plan*, is geared towards economic equality, racial wealth gap reduction, and prioritizing the needs of historically underserved communities. Cleanup and revitalization of priority sites will not only attract community investment but also generate positive momentum, fostering community pride and cultural identity. Preserving cultural landmarks like the Carolina Times Building will draw tourism and attract new visitors, boosting the local tax base and employment opportunities. The building's adaptive reuse will create jobs, boost per capita income, and facilitate access to health insurance to address the prolonged void left by the fall of the tobacco and manufacturing industries. Redevelopment of the J.L. Page & Sons Grocery will reduce the neighborhood food insecurity and build stronger communities to support economic growth. The R. Kelly Bryant Bridge Trail will create a walking route from Hayti to downtown, reconnecting the community to economic growth opportunities across the Durham Freeway in the downtown core. The trail will also feature public art and greenery, creating a healthier, eco-friendly community. Our brownfields reuse strategy also incorporates sustainable practices, including green building techniques and technologies. This involves assessing energy conservation measures such as solar panels, rooftop features, LED lighting, and Energy Star-rated windows and appliances. Aligned with Durham's 2021 Carbon Neutrality and Renewable Energy Action Guide, our project (including the R. Kelly Bryant Bridge Trail) will improve air quality and protect our residents as we target a resilient, carbon-neutral community by 2050.

c. Strategy for Leveraging Resources

i. Resources Needed for Site Reuse Durham recently secured \$4.3 million in federal funding from President Biden's FY23 Appropriations Omnibus Bill. These funds will be used to enhance air quality through the acquisition of two zero-emission electric buses and construction of the R. Kelly Bryant Bridge Trail. The \$2.3M allocated for trail construction complements a \$4M Federal Alternative Transportation Grant and a \$2M local match, highlighting our ability to

leverage various resources to project completion. We will draw upon our Community Development Block Grant (CDBG) entitlement award (approximately \$2.2 million/year) to assist with redevelopment of our target areas and use the awarded HOME Investment Partnership Program funds (approximately \$1.3 million/year) to facilitate housing in the area and leverage additional private investment. We have also been awarded, in concert with the Durham Housing Authority (DHA), a \$40M Choice Neighborhood Implementation Grant to support affordable housing in our disadvantaged areas, including \$4M to implement the proposed neighborhood reuse strategy. An additional \$10M from the American Rescue Plan Act (ARPA) is earmarked for the revitalization of Hayti to focus on real estate programs, small business support, and street, sidewalk, and landscape improvements. This will enhance the aesthetics and walkability of Hayti/Fayetteville Street, fostering public-private partnerships and encouraging private economic investment. Stakeholders in our public-private projects will then be eligible to access various state and federal grants, loans, tax credits (historic, new market, housing), rebates, and incentives (both of our priority sites are within opportunity zones). However, environmental assessment and cleanup are prerequisites for many of these funding sources. Utilizing grant funds to eliminate these environmental barriers is critical to unlock leveraged funding, explore alternative sources, and facilitate brownfields redevelopment of priority sites in our target area.

ii. Use of Existing Infrastructure All our sites have existing infrastructure for use. But in addition, our FY 2024-29 Capital Improvement Plan (CIP) allocates \$306 million for new capital projects, financed through impact fees, enterprise funds, grants, the capital project fund, pay-go funding, and debt financings. Last year, we implemented a 0.50 cent tax increase dedicated to the debt service fund, supplementing CIP capacity for Durham’s Equitable and Green Infrastructure (EGI) Project. This project prioritizes investment in historically disinvested communities, particularly low-wealth communities of color that have suffered from past policy decisions such as Hayti. With nearly \$17 million in funding, this initiative aims to enhance green spaces, improve water quality, add sidewalks, and bolster pedestrian safety within our target area and other distressed neighborhoods over the next five years. The infrastructure investments strive to address social disparities, promote environmental justice, and support the reuse and redevelopment of priority sites within the target area.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need

i. The Community’s Need for Funding The approved budget prioritizes essential core services and infrastructure yet faces severe limitations when considering the environmental assessment and cleanup costs necessary to support our brownfields reuse strategy for Hayti. This is a historically underserved, low-income community with a per capita income (\$18,321) less than half the national average (\$37,638) and nearly 34% of residents living below the poverty level (compared to 13% nationally).¹ Vacant properties contribute to lower property values and tax revenues, exacerbated by elevated tax rates from decades of disinvestment along Fayetteville Street. The high poverty rates and low incomes restrict residents' contributions to the local tax base, emphasizing the need to leverage federal assistance for infill redevelopment and private sector reinvestment. Without the proper grant funding to address the initial environmental concerns and ignite our brownfields reuse strategy, the challenges of achieving inclusive growth and equitable redevelopment persist for our target communities. Failure to secure this funding

¹ US Census Bureau, 2016-2021 American Community Survey

will expose Hayti to gentrification and displacement, particularly as outside investment drives growth across the Durham Freeway, across the our downtown core.

ii. Threats to Sensitive Populations

(1) *Health or Welfare of Sensitive Populations:* The sensitive populations in our target area primarily consist of low-income individuals and people of color, who make up 61% and 85% of the population, respectively, double the national averages and ranking in the 90th percentile for each.² For the purposes of Justice40, the entire target area and its priority sites are located in disadvantaged census tracts under five separate designations, ranging from legacy pollution to workforce development.³ Our sensitive populations grapple with critical service gaps such as housing burden, lack of health insurance, transportation access, and food desert.² This explains why 28% of households in our target area rely on food stamps/SNAP benefits, more than double the 11% national average, and an overwhelming 25.5% of residents are uninsured, more than three times the national average of 8.8%!⁴ This grant will address these issues and spur brownfields redevelopment by clearing the environmental hurdles and leveraging the necessary funds to equitably drive and support redevelopment of our target area. This grant is the match that will light the fire to access over \$75M in leveraged funding to address these challenges and ensure proper redevelopment of this area. This in turn will create jobs, boost per capita income, promote affordable housing, address food insecurities, and facilitate access to health insurance for our sensitive populations. The revitalization of our target area hinges on sustainably reconnecting Hayti to the downtown economic growth, bringing job opportunities and financial assistance back to this area through inclusive growth and equitable redevelopment.

(2) *Greater than Normal Incidence of Disease and Adverse Health Conditions:* Our target area populations display a concerning prevalence of diseases and adverse health conditions commonly associated with exposure to hazardous substances and pollutants. With an alarming 25.5% of our target area populations lacking health insurance, these health disparities are further exaggerated across the area, particularly in the census tract surrounding the J.L. Page & Sons Grocery (CT 37063001301), which ranks in the 97th percentile nationally for diabetes,³ 90th percentile for asthma, and 99th percentile for low life expectancy!² These disturbing health statistics can be directly tied to the environmental justice concerns stemming from the abundance of brownfields throughout our target area. This grant will help reduce the incidence of diabetes by spurring redevelopment of the former J.L. Page & Sons Grocery to expand the existing part-time food bank capabilities and provide nutritional support to the surrounding community. This reuse will address the current food desert and facilitate distribution of fresh produce and healthy foods. Brownfields reuse and redevelopment along the proposed R. Kelly Bryant Bridge Trail will eradicate blight and enhance the areas surrounding the future trail, encouraging residents to walk or bike and creating stronger, healthier neighborhoods. This in turn will help reduce the greater-than-normal incidence of asthma through exercise and reduction of vehicle traffic and air emissions (note the target area ranks nationally in the 90th percentile or above in traffic proximity and air toxics cancer risk/respiratory hazard index).² Finally, assessing and cleaning up brownfields throughout the target area will protect the public from exposure to contamination (PCE, TCE, petroleum, asbestos, lead, etc.) at or emanating from the brownfield properties, thus

² EJScreen Community Report for Target Area at www.epa.gov/ejscreen

³ Climate and Economic Justice Screening Tool (CEJST) at <https://screeningtool.geoplatform.gov>

⁴ US Census Bureau, 2016-2021 American Community Survey

promoting a healthier environment and increasing the overall average life expectancy of area residents. These benefits cannot be realized without the support of this brownfields grant funding.

(3) *Promoting Environmental Justice:*

a. Identification of Environmental Justice Issues Each of the census tracts that make up our target area are disadvantaged census tracts according to CJEST. Our city is landscape is a tale of two starkly contradicting worlds sharply divided by the Durham Freeway. Heading north into downtown, economic opportunity thrives in predominantly white neighborhoods; however, heading south into Hayti, economic disinvestment and high poverty rates suffocate the minority neighborhoods in our target area. These historical injustices stem from biased government policies such as redlining and urban renewal and have manifested themselves in an abundance of brownfields, serving as visible symbols of persistent neglect and disinvestment across the target area. These blighted properties not only erode property values but also perpetuate cycles of poverty and limited economic mobility for area residents. Beyond the blight, the environmental hazards posed by these brownfields pose significant health risks, particularly for our low-income minorities, limiting their access to essential resources and opportunities for growth.

b. Advancing Environmental Justice This grant and accompanying reuse strategy are pivotal instruments in addressing environmental injustices while safeguarding Hayti from further displacement. This approach prioritizes community need and promotes the revitalization of our target area without displacing residents or uprooting legacy businesses. This grant will fund comprehensive environmental assessments, engagement, and strategic planning to support area redevelopment within these disadvantaged census tracts. This community-centered approach aligns with the principles of Durham’s *Comprehensive Plan* and ensures inclusive growth and preservation of Hayti’s rich cultural history. This grant not only serves as a catalyst for sustainable redevelopment of our target area, but also works to reestablish social and economic equality throughout Durham. By minimizing displacement, our reuse strategy envisions a future where the benefits of revitalization are shared equitably among all residents.

b. Community Engagement

i. Project Involvement & ii. Project Roles The City's Senior Community & Economic Development Analyst, Mr. Christopher Dickey, along with the Office of Economic and Workforce Development (OEWD), City support staff, a consulting firm, and our Brownfields Task Force, will jointly oversee the project. Following prior planning efforts, the City will implement a robust community involvement program and create a comprehensive engagement plan post-award. The Task Force, comprised of project partners, City staff, and residents from the target area, will actively contribute to site selection, prioritization, assessment, cleanup, community meetings, and identifying potential sites for future reuse. The following community based organizations and community liaisons will be actively involved in our project:

Organization	Specific Involvement in the Project or Assistance Provided
Durham Housing Authority (DHA)	Critical role in site selection, cleanup, redevelopment planning, and reuse/redevelopment of affordable housing projects. Leverage funding under the awarded \$40M CNI Grant from HUD to support reuse and cleanup of priority sites.
Reinvestment Partners (RP)	Dedicated to neighborhood stabilization specific to the Fayetteville Street Corridor and will play a critical role in site selection, cleanup and redevelopment planning. Instrumental in supporting the acquisition/preservation/adaptive reuse of sites in our target area.

Organization	Specific Involvement in the Project or Assistance Provided
Local Community Development Corporations	Assist with site selection and outreach to local business and development community, assist with business recruitment for the Carolina Times Building, and identify community and business needs for redevelopment planning for the J.L. Page & Sons Grocery.
Durham County Economic Dev.	Assist in prioritizing sites, maintain up to date site inventories and promote cleanup/reuse of brownfield sites and tax incentives during recruitment of new businesses to Durham.
NC Central College (NCCU)	Historically Black College University (HBCU) located within a disadvantaged census tract adjacent to our target area; capacity and experience to develop training programs, encourage and promote sustainable and green infrastructure, and provide meeting space, if needed.
Hayti Heritage Center	Provide connection to the local community for regular meetings; solicit input from and generate discussion with the local Hayti community regarding site selection, cleanup, and area reuse planning to promote inclusive growth & equitable redevelopment of priority sites.

iii. **Incorporating Community Input** Consistent with past planning and engagement initiatives, we are committed to implementing a robust Community Involvement Plan (CIP) to solicit, consider, and respond to community input following the grant award. We will establish a Brownfields Task Force (BTF) to bring together local leaders and key community voices from our underserved communities along with city staff, potential developers, and minority property/business owners during regularly scheduled meetings (quarterly initially, annual/less frequent as project timeline dictates). The BTF will prioritize sites, address concerns, and monitor project progress. BTF members will act as liaisons, sharing updates with their communities and community-based organizations, gathering feedback on assessments and cleanup/redevelopment options as well as health and environmental concerns. Community-suggested sites will be added to the site inventory, and the project team will prioritize the sites based on the selection criteria outlined in Section 1.a.iii.

To ensure inclusive participation, we will conduct workshops, webinars, and visioning sessions, actively involving the community in site selection, cleanup and redevelopment planning. Project storytelling through multimedia content will showcase success stories, emphasize community involvement, and demonstrate the positive impacts of redevelopment. Informational signage at project sites will keep the local community informed about ongoing progress, upcoming phases, and anticipated benefits. All project materials, including brochures, flyers, and website content, will be available (upon request) in multiple languages to meet diverse linguistic needs. Community meetings will be held at accessible locations such as the Hayti Heritage Center or NCCU, enhancing the sense of community. We will attempt to schedule these meetings concurrently with other city events to generate interest, and virtual options (Microsoft Teams and Zoom) will be provided for those unable to attend in person.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. **Description of Tasks/Activities and Outputs** We are requesting \$500,000 to implement this project based on the number of brownfields in the target area (discussed in Section 1.a.ii).

Task 1: Programmatic Support	
i.	<u>Project Implementation</u> – The City’s Brownfields Project Manager will oversee the grant administration and compliance with EPA’s terms and conditions. He will ensure tasks are completed efficiently and will be responsible for procurement and oversight of a Qualified Environmental Professional (QEP). He will hold monthly project team meetings to review project status. The City, with assistance from the selected QEP, will complete EPA quarterly reports, FFR and DBE forms, and ACRES database entry/updates. City staff will

	also attend national and regional brownfields training workshop and contribute in-kind staff labor for project management, oversight of consultants, and reporting. A Final Performance Report will document grant accomplishments.
Task 1: Programmatic Support	
ii.	<u>Anticipated Project Schedule:</u> QEP/contractor procurement in June 2024; ACRES Reporting & Quarterly Reporting begins the first quarter and continues throughout the grant project (October 2024-Sept 2028). Annual reporting & forms created in the 5 th , 9 th , 13 th quarter and during final project close out.
iii.	<u>Task/Activity Lead:</u> Christopher Dickey, Senior Community & Economic Development Analyst with the Office of Economic & Workforce Development, Brownfields PM.
iv.	<u>Outputs:</u> ACRES Database Reporting, 4 Annual Financial Reports, 16 Quarterly Reports, 4 MBE/WBE Forms, Programmatic Support for the four-year grant period. Two staff to attend three conferences.
Task 2: Community Outreach	
i.	<u>Project Implementation-</u> The City’s Brownfield PM will develop a Community Involvement Plan, outreach materials, brownfield project website, multimedia content, and informational signage with assistance from the QEP/consultant. City staff will lead community meetings to keep the public informed on project plans and updates. Supplies are budgeted for printing of outreach materials (brochures/handouts/informational signage) and office supplies.
ii.	<u>Anticipated Project Schedule:</u> CIP created within 3 months of award (upon completion a more concrete schedule will follow). Community Meetings 1 st , 3 rd , 5 th , 8 th , 11 th , 13 th , and 16 th quarters. Website expanded upon and updated regularly, Outreach Materials created in the 1 st quarter and posted monthly throughout the grant project (or as timeline dictates).
iii.	<u>Task/Activity Lead:</u> Christopher Dickey with the OEWD and QEP/contractor assistance.
iv.	<u>Outputs:</u> CIP, 7 Community Meetings (minimum), Brochures/Handouts, Multimedia Content, Information Signage at Project Sites Showing Progress, Phases, Benefits.
Task 3: Site Inventory	
i.	<u>Project Implementation:</u> The City’s Brownfields PM will work with city residents during community meetings to generate a site inventory for assessment. Abandoned and underused properties identified by residents will be researched further by City staff using GIS. Once a list is compiled, the consultant will work with City staff to create an evaluation ranking tool to determine with the help of residents the order in which the sites will be addressed.
ii.	<u>Anticipated Project Schedule:</u> Community meeting held in 1 st quarter will continue the preliminary inventory process that began with this application, with the evaluation ranking process taking place in the 3 rd quarter and continuing throughout the grant project
iii.	<u>Task/Activity Lead:</u> Christopher Dickey with the OEWD and QEP/contractor assistance.
iv.	<u>Outputs:</u> Evaluation Ranking Tool, Site Inventory List.
Task 4: Environmental Site Assessments (ESAs)	
i.	<u>Project Implementation:</u> The consultant will conduct ESAs at sites selected and ranked through the Site Inventory Task, starting first with the two priority sites listed in this application. ASTM-AAI compliant Phase Is; Generic Quality Assurance Project Plan (QAPP); Phase IIs which will include the SSQAPP. Prior to assessment, site access agreements and property eligibility determinations approval will be obtained.
ii.	<u>Anticipated Project Schedule:</u> Initiate in the 1 st quarter, continue through grant completion.
iii.	<u>Task/Activity Lead:</u> QEP/contractor (due to their specialized experience) with Christopher Dickey/OEWD closely involved (oversight/review).

iv.	Outputs: 16 Phase I ESAs, 1 Generic QAPP, 7 Phase II ESAs including SSQAPP, Site Access Agreements and Property Eligibility Determinations
Task 5: Cleanup and Redevelopment Planning (CUP)	
i.	Project Implementation – For projects identified for cleanup, the consultant will prepare the Analysis for Brownfields Cleanup Alternatives (ABCA) or cleanup plans. Cleanup planning will include evaluating cleanup alternatives, calculating cleanup costs, and determining site-appropriate remediation and/or reuse planning to reduce health/environmental risks. The consultant will assist the City in hosting charrettes/visioning sessions for key properties. The City and consultant will work with planners/market analysts to prepare 1 Brownfield Revitalization Plan, 2 Site Reuse Plans, and 1 Market Study.
ii.	Anticipated Project Schedule: Anticipate activities to be completed between months 12-42.
iii.	Task/Activity Lead: Christopher Dickey with the OEWD and QEP/contractor assistance.
iv.	Outputs: 3 ABCAs, 2 Vision Sessions/Charrettes, 1 Brownfield Revitalization Plan, 2 Site Reuse Plans, 1 Market Study

b. Cost Estimates: Below cost estimates/anticipated outputs are based on prior experience:

Task 1 Programmatic Support: Contractual: ACRES Database Reporting, Yearly Financial Reporting, Quarterly Reporting, MBE/WBE Forms, Programmatic Support over four-year grant period \$24,000 (192hrs x \$125). Travel: Two staff to attend three training events/conferences \$12,000 (flights at \$800, 3 nights in hotel at \$300, incidentals and per diem at \$75/day [4 days] x 2 attendees x 3 events). **Task 2 Outreach:** Contractual: Community Involvement Plan \$4,000 (32hrs x \$125), Brownfield Website, Outreach Brochure/Handouts, Social Media Posts \$2,000 (16hrs x \$125), 7 Community Education Meetings \$10,500 (7 meetings @ \$1,500/meeting). Supplies: Outreach Supplies \$1,000 (Paper \$25/box, Color Printouts \$1/sheet). **Task 3 Site Inventory:** Contractual: Brownfield Site Inventory/Evaluation Ranking \$7,500 (60hrs x \$125). **Task 4 ESAs:** Contractual: 16 Phase I ESAs \$4,000 each for a total of \$64,000; 1 Generic QAPP \$5,500; 7 Phase II ESAs including SS-QAPP at \$27,000 each for a total of \$189,000. **Task 5 Remediation/Reuse Planning:** Contractual: 3 ABCAs \$6,500 each for a total of \$19,500; 2 Vision Sessions/Charrettes \$6,000 (\$3,000/meeting); 1 Brownfields Revitalization Plan at \$75,000 (Planner: 200hrs x \$175; Market Analysts: 125hrs x \$200, Environmental Professional: 120hrs x \$125); 2 Site Reuse Plans \$60,000 (Planner: 325hrs x \$175; Environmental Professional: 25hrs x \$125; \$30,000/plan); 1 Market Study \$20,000 (Planner: 52hrs x \$175; Market Analysts: 52hrs x \$200; Environmental Professional: 4hrs x \$125).

Budget Categories	Project Tasks					Total
	Task 1: Programmatic	Task 2: Outreach	Task 3: Inventory	Task 4: ESAs	Task 5: CUP	
Travel	\$12,000					\$12,000
Supplies		\$1,000				\$1,000
Contractual	\$24,000	\$16,500	\$7,500	\$258,500	\$180,500	\$487,000
Total Budget	\$36,000	\$17,500	\$7,500	\$258,500	\$180,500	\$500,000

*At least 30% of the overall budget (\$150,000) will be spent on eligible reuse/area-wide planning activities for priority sites within the target areas.

c. Plan to Measure and Evaluate Environmental Progress and Results To ensure this EPA Brownfield Project is on schedule, our Brownfields Team, which will include the consultant, will have monthly phone calls to track, measure and evaluate our progress. Progress will be documented using an Excel spreadsheet and will report progress in fulfilling the scope of

work, goals, and objectives to the EPA via quarterly reports. In addition, project expenditures and activities will be compared to the project’s schedule to ensure the project will be completed within the four-year time frame. We will submit quarterly reports, inputting information into the ACRES database regularly. Tracking will include outputs listed in section 3.a.iv and outcomes like community participation, assessed acres, ready-for-reuse acres, leveraged redevelopment dollars, and jobs created. This plan ensures a concise and effective evaluation of environmental progress and project outcomes.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability

j. Organizational Capacity, ii. Organizational Structure, iii. Description of Key Staff

We have a proven track record of recruiting and retaining highly skilled and qualified personnel to oversee these initiatives. Led by Mr. Christopher Dickey and in collaboration with the OEWD staff, City support staff, a QEP, and the BTF, this team will provide comprehensive direction for the project. As designated Project Manager (PM), Mr. Dickey, a Senior Economic Development Analyst with over two decades of experience in the City's OEWD and Neighborhood Improvement Services Departments, will ensure efficient utilization of grant funds and timely fulfillment of all technical, administrative, and financial requirements. Mr. Dickey will regularly update OEWD Program Director, Mr. Andre Pettigrew, and City Council, while Mr. Pettigrew will serve as the project's assistant/backup project manager. The project team will also feature Mr. Edward Nixon (Finance Director), leveraging his extensive experience in grant projects, particularly in budgeting for expenditures, managing dispersal requests, and overseeing grant reconciliation. This well-structured team is poised to successfully administer the grant, drawing on their collective expertise and commitment to the project's success.

iv. Acquiring Additional Resources In response to the project's technical demands, the City plans to engage an experienced consultant through a competitive procurement process, adhering to the City’s standard procedures and 2 CFR 200. The RFQ will be issued in June 2024, with an expected award announcement in September 2025. The is committed to promoting strong labor practices, local hiring, and community employment opportunities through its procurement and subcontracting processes, in seamless alignment with our *Comprehensive Plan*.

b. Past Performance and Accomplishments

i. Currently has or Previously Received an EPA Brownfields Grant

(1) Accomplishments – We were previously awarded and successfully completed an EPA Brownfield Assessment Grant for \$300,000 from 2018-2021. This grant specifically targeted the Northeast Central Durham Community, and project achievements included nine Phase I ESAs, five Phase II ESAs, one UST Closure Report, one Limited Site Assessment (LSA) Report, four Endangered Species/Cultural/Wetland Services to support HUD affordable housing projects, four Asbestos and Lead Paint Surveys, one ABCA, and two Notices of No Further Action (NFA). All data is accurately reflected in ACRES.

(2) Compliance with Grant Requirements - The previous grant was successfully completed within the three-year project period, with essentially all funds (~95%) expended. The City demonstrated compliance with work plans, schedules, and terms and conditions. Timely submission of 12 quarterly reports, closeout reports, MBE/WBE Utilization forms, and Annual Financial Status Reports was maintained. ACRES contains all property-specific information, attesting to the City's commitment to accountability and transparency.



CITY OF DURHAM

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THRESHOLD CRITERIA

1. Applicant Eligibility

The City of Durham, North Carolina, is a general-purpose unit of local government as defined under 2 CFR 200.1.

2. Community Involvement

Consistent with past planning and engagement initiatives, we are committed to implementing a robust Community Involvement Plan (CIP) to solicit, consider, and respond to community input following the grant award. We will establish a Brownfields Task Force (BTF) to bring together local leaders and key community voices from our underserved communities along with city staff, potential developers, and minority property/ business owners during regularly scheduled meetings (quarterly initially, annual/less frequent as project timeline dictates). The BTF will prioritize sites, address concerns, and monitor project progress. BTF members will act as liaisons, sharing updates with their communities and community-based organizations, gathering feedback on assessments and cleanup/redevelopment options as well as health and environmental concerns. Community-suggested sites will be added to the site inventory, and the project team will prioritize the sites based on the selection criteria outlined in Section 1.a.iii.

To ensure inclusive participation, we will conduct workshops, webinars, and visioning sessions, actively involving the community in site selection, cleanup and redevelopment planning. Project storytelling through multimedia content will showcase success stories, emphasize community involvement, and demonstrate the positive impacts of redevelopment. Informational signage at project sites will keep the local community informed about ongoing progress, upcoming phases, and anticipated benefits. All project materials, including brochures, flyers, and website content, will be available (upon request) in multiple languages to meet diverse linguistic needs. Community meetings will be held at accessible locations such as the Hayti Heritage Center or NCCU, enhancing the sense of community. We will attempt to schedule these meetings concurrently with other city events to generate interest, and virtual options (Microsoft Teams and Zoom) will be provided for those unable to attend in person.

3. Additional Threshold Criteria for Site-Specific Proposals Only

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

4. Contractors and Named Subrecipients

Not applicable; a contractor or subrecipient has not been procured.