



TOWN OF WINNSBORO

207 North Congress Street • P.O. Box 209 • Winnsboro, S.C. 29180
Telephone: (803) 635-4041 • Fax No: (803) 635-3697

1. Applicant Identification:

Town of Winnsboro
207 North Congress Street
Winnsboro, South Carolina 29180

2. Funding Requested:

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

3. Location:

- (a) City: Winnsboro
- (b) County: Fairfield County
- (c) State: South Carolina

4. Target Area and Priority Site Information:

- Target Areas:
 - Town of Winnsboro – Community-Wide Assessment Grant
 - Congress Street Corridor
- Addresses of Priority Sites:
 - Winnsboro Veneer Plant – 401 South Congress Street – Winnsboro, SC
 - Becknell Cleaners – 201 North Congress Street – Winnsboro, SC

5. Contacts:

(a) Project Director:

Name: Chris Clauson, Assistant Town Manager
Phone: (803) 635-6364 | Email: chris.clauson@townofwinnsboro.sc.gov
Mailing Address: P.O. Box 209, Winnsboro, South Carolina 29180

(b) Chief Executive/Highest Ranking Elected Official:

Name: John McMeekin, Mayor
Phone: (803) 635-5370 | Email: [REDACTED]
Mailing Address: 216 Evans Street, Winnsboro, South Carolina 29180

6. Population:

- Population of Target Area:
 - Town of Winnsboro: 3,208 (2020 American Community Survey)

7. Other Factors:

Other Factors	Page #
Community population is 10,000 or less.	Pgs. 1 & 3
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).	Pgs. 2 & 5
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.	
The reuse of the priority site(s) will incorporate energy efficiency measures.	Pg. 2
The reuse strategy or project reuse of the priority site(s) considers climate adaptation and/or mitigation measures.	
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).	
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2012 or later) or is closing.	

8. Letter from the State or Tribal Environmental Authority: A letter of acknowledgement from the South Carolina Department of Health and Environmental Control is attached.

9. Releasing Copies of Applications: not applicable



November 3, 2023

Sara S. Janovitz, Manager
Brownfields and Land Revitalization
United States Environmental Protection Agency
61 Forsyth Street S.W. 10th Floor
Atlanta, Georgia 30303-8960

RE: EPA Brownfields Community-Wide Assessment Grant
Town of Winnsboro, South Carolina

Dear Ms. Janovitz:

The South Carolina Department of Health and Environmental Control, the State's environmental authority, acknowledges and fully supports the Town of Winnsboro's application for a Brownfields Community-wide Assessment Grant. The grant funds will focus on Veneer Plant and other properties in the Town, with a focus on properties along Congress Street in Winnsboro, South Carolina.

The Department appreciates your consideration of the application and hopes for a favorable outcome. Your positive response will assist the Town in its efforts to revitalize properties in the community. If you have any questions or need additional information, please contact Robert Hodges, of my staff at (803) 898-0919 or hodgesrf@dhec.sc.gov.

Sincerely,

(for) Henry J. Porter, Chief
Bureau of Land and Waste Management

cc: Elizabeth Basil, BEHS
Robert Hodges, Manager, Brownfields Program

1. PROJECT AREA DESCRIPTION & PLANS FOR REVITALIZATION:

1.a. Target Area & Brownfields:

1.a.i. Overview of Brownfield Challenges & Description of Target Area:

The Town of Winnsboro, the county seat of Fairfield County, is significant historically, architecturally, and culturally. The Town was originally laid out in 1785 and named for Revolutionary War hero, Richard Winn, who served in the U.S. Congress and as South Carolina Lieutenant Governor. Incorporated in 1832, Winnsboro became a religious and educational center. Cotton brought prosperity to Winnsboro and Fairfield County. During the Civil War, many Lowcountry planters came to Winnsboro in search of healthier environments and refuge. Industry arrived in earnest at the end of the nineteenth century. Winnsboro merchants financed various industries, including the Fairfield Cotton Mills in 1896. Later renamed the Winnsboro Cotton Mills, this plant located just outside the town limits became an economic mainstay of the town throughout the twentieth century. By 1990, the small, 3.2-square-mile town with a population of 3,849 (U.S. Census) was doing well. Uniroyal Goodrich, the successor of the Winnsboro Cotton Mills, celebrated the centennial anniversary of the Winnsboro plant in 1998.

Since the start of the twenty-first century Winnsboro has suffered. The Town has lost 10% of its population in the last 20 years (2020 U.S. Census – 3,215 & 2000 U.S. Census – 3,564), primarily due to numerous plant closings and significant job losses. The first of the closings was the Winnsboro Veneer Plant (a target property for this project) in 2000, which eliminated more than 100 jobs and left behind an eyesore and significant hazard to the community. Its closure marked the beginning of the downturn. The Fuji Copian plant closed in 2001 and eliminated 91 jobs; the Mack Truck plant closed in 2002 and eliminated 670 jobs; the only Wal-Mart in the county closed in 2016; Dura Fibers (formerly Uniroyal Goodrich) closed in 2017 and eliminated 200 jobs; and, in 2017, the nearby VC Summer Nuclear Station cancelled the construction of new nuclear reactors, eliminating thousands of workers. Most of these facilities, except for the Winnsboro Veneer Plant, were located just outside the town limits in the county; however, the impact to Winnsboro has been tremendous. The economic impacts of the plant closures and the loss of population have been felt widely across the town and county, forcing many supporting, retail, and service businesses to also close. Anchored by the former veneer plant on the southern end, the 1.5-mile-long Congress Street runs through the middle of the Town and is Winnsboro's main street and the heart of the downtown district. The downtown and Congress Street have suffered with numerous vacant storefronts, empty buildings, and a lack of maintenance of properties. Abandoned former gas stations, auto repair shops, dry cleaners, and derelict buildings are abundant along Congress Street. Thus, the initial target area will focus on the downtown area, specifically a 0.8-mile stretch of Congress Street (from Fairfield St on the north to Calhoun St on the south) and one block east and west of Congress St (approximately 0.2 square miles).

Although we have identified potential brownfield sites throughout the Town, our initial focus will be on the revitalization of Congress Street. We recently were selected to receive \$500,000 in state funding to jump-start these efforts. The development of a committee is underway to decide the most beneficial use of the money. Initial ideas are focused on encouraging more restaurants and retail on Congress Street and developments focused on the younger population in the Town. We anticipate a significant portion of the money will be used to acquire some of these abandoned, troubled properties to facilitate the cleanup and renovations needed for future private development. This EPA Brownfield Assessment Grant will provide the needed funding for the environmental site assessments and reuse planning efforts for these sites.

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

The 1.5-mile-long stretch of Congress Street is comprised of numerous former commercial buildings and an industrial site that are vacant. We have identified and prioritized two potential brownfield sites based on their impact to the community and their potential for redevelopment:

The first is the *Winnsboro Veneer Plant*. In use since the 1940s, the 6-acre parcel previously operated as a wood veneer manufacturer until operations ceased in 1998. The site includes numerous buildings, which encompass approximately 100,000 square feet. Although operations ended almost 25 years ago, an abundance of wood products and machinery remain onsite. Drums and smaller containers of oils, grease, and wood treatment chemicals are located throughout the site. The abundance of remaining wood products along with the various chemicals is not only a significant environmental hazard, but also an extreme fire hazard. Downgradient and a few feet from the eastern property boundary is McCulley Creek and several single-family homes. The upgradient nature of the veneer plant to the creek and homes, increases the exposure potential to environmental contaminants, such as lead and heavy metals, petroleum, polychlorinated biphenyls (PCBs), and solvents from years of industrial use.

Becknell Cleaners is located at 201 North Congress Street adjacent to Winnsboro Town Hall and across College Street from the First United Methodist Church (member of the Brownfields Advisory Board). The 1-acre former dry cleaner site opened in 1965 and operated for 30+ years at this location before closing. The site has remained vacant for the most part the last 20 years and is being used for overflow parking by the neighboring church. Located on the corner of Congress and College Streets, the site shares an immediate property boundary to the west with two single-family homes. Community members have raised concerns related to known petroleum constituents, volatile organic compounds (VOCs) and semi-volatile organic compounds (SVOCs) from dry cleaning solvents that are impacting nearby properties and migrating through groundwater from previous on-site operations. The Town has completed a Phase I Environmental Site Assessment and began the process of enrolling in the South Carolina Voluntary Cleanup Program to address the site, which will require additional assessment. Due to the age of the structure, asbestos-containing materials (ACM) and lead-based paint (LBP) are also concerns.

1.a.iii. Identifying Additional Sites:

With the funding requested, the Town will continue to work with the community to identify and prioritize additional target areas and sites. Several additional sites have already been identified for this project. One, the *Carolina Cleaners* site on Congress Street closed in June 2020 after 75+ years of business, which again raises concerns of VOCs and SVOCs from dry cleaning solvents. Plus, a former gas station and an auto repair facility are located on the northwest and northeast corners, respectively, of Congress and Moultrie Streets. Both sites have the potential for soil and groundwater contamination resulting from the use of petroleum products and solvents. These and other additional sites, such as former gas stations, auto repair facilities, car dealerships, and dry-cleaners located throughout the Town and along Congress Street will be prioritized based on community input and addressed as funding allows. The entire Town is located within disadvantaged census tracts, but the Town will particularly target the sites in our most challenged neighborhoods.

1.b. Revitalization of the Target Area:

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

During the development of our 2007 Comprehensive Plan (work on new Comp Plan has just begun), the Town worked with stakeholders across the community to establish goals related to land use and redevelopment to address needs specific to Winnsboro. The proposed reuses of the priority brownfield sites align with the goals of the Comprehensive Plan and meet some of the pressing needs of the community. For example, the need for more affordable housing is one of the primary needs identified in the Comprehensive Plan. Data indicates a significant percentage of Town residents are paying “more” or “considerably more” than they can afford for housing. Almost 33% of the Town’s homeowners with mortgages and nearly 59% of renters are cost-burdened, spending more than 30% of their incomes on housing and associated costs.¹ A significant portion of these cost

¹ Town of Winnsboro Comprehensive Plan 2007.

burdens are related to the maintenance of aging houses and apartments. In the Town, 43% of the housing units were built before 1970.² The Comprehensive Plan also identified “a focus on neighborhood stabilization” and “projects that enhance the quality of life of Winnsboro citizens” as priority goals for the next decade, and the plan specifically calls for the promotion of in-fill development of residential units and to improve community appearance and safety by addressing nuisance properties. This project directly aligns with these goals by initially focusing on the *Winnsboro Veneer Plant*, the most significant nuisance property within Town. The community envisions potentially redeveloping most of the acreage of the *Winnsboro Veneer Plant* with new, energy-efficient, and affordable multi-family housing. The *Becknell Cleaners* and *Carolina Cleaners* properties are envisioned to be repurposed for commercial, retail, or restaurant use. The redevelopment of these sites will jump start the revitalization of Congress Street. Assistance is needed through the EPA Brownfield Assessment Grant to complete the environmental assessment, cleanup planning, and reuse planning required to make these projects a reality.

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

The reuse of the priority sites has the potential to eliminate a major nuisance property and attract significant investment, create jobs, increase property values, provide new, affordable housing options, and spur economic growth along Congress Street and the Town as a whole, which as the table below shows is a **disadvantaged and underserved community**. As the following table with data from the EJScreen Mapper tool shows, the Town has higher percentages of lower income people, people of color, and people over the age of 25 with less than a high school diploma. Over half of the housing units in the Town are renter occupied, and the percent unemployed in the Town is double that of the County. This Town has been burdened for decades with the eyesore of the closed veneer plant adjacent to their homes and along the main commercial corridor of the Town. In addition, the community has seen an abundance of commercial establishments close and question whether the downtown properties are at risk from past petroleum or hazardous substance releases associated with the former gas station and drycleaning sites.

Demographic Data ¹	Town of Winnsboro	Fairfield County	South Carolina
Total Population	3,208	22,406	5,091,517
% People of Color	70	62	37
% Low Income	63	43	34
% Population 25+ Less Than HS Education	18	14	12
% Over age 65	18	21	18
Per Capita Income	\$18,586	\$25,698	\$30,727
% Unemployed	11	5	6
% Renter Occupied Housing	52	25	30

1. Data from the EPA’s EJSCREEN mapper, 2016—2020 ACS Data; accessed November 2023

This project will directly benefit the Town by identifying the environmental concerns on the sites, evaluating the potential exposure pathways, and developing strategies and plans to mitigate the risks identified. The community will further benefit by having a voice in the planning for the future of the sites, ensuring any redevelopment facilitated by this project will incorporate the community’s concerns and needs in the future plans and avoid introducing another incompatible use on Congress Street. Most importantly, the Town will benefit from an increase in property values, employment, and new, affordable housing options. For example, if the zoning is changed from Basic Industrial (BI) to High Density Residential (R-6), approximately 55 much-needed, affordable townhouses or multi-family residential units can be developed on the *Winnsboro Veneer Plant* site, attracting over \$5 million investment and creating over 100 construction jobs. The *Becknell Cleaners* site is an ideal

² EPA EJScreen Mapper, Town of Winnsboro, Accessed November 2023.

location for a new restaurant based on its close proximity (walking distance) to residential properties and the need for additional restaurants in town. The committee in charge of the \$500,000 state funding is anticipated to consider this site as well as others along Congress Street for acquisition to facilitate new restaurants and developments that will cater to Winnsboro's younger population. These developments will be guided by an Area-wide Plan that will be completed for the Target Area. The plan will include a climate change vulnerability assessment to identify potential issues and provide recommendations for mitigation or adaptation in the redevelopment of sites.

1.c. Strategy for Leveraging Resources:

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

The recent announcement that we will receive \$500,000 in state funding to jump-start the revitalization efforts of Congress Street could not have come a better time. The EPA Brownfields Assessment Grant will allow us to address the environmental uncertainties at several brownfield sites and then leverage the state funding to potentially acquire the sites to better prepare them for private redevelopment. The Town is also eligible for numerous state and federal grants and loans, and private developers for the proposed redevelopments may also be eligible for various tax credits (historic, new market, housing), rebates, and incentives. However, before most of these sources can be used, the properties must first complete environmental assessments, any necessary cleanup planning, and specific redevelopment planning – all of which funds from this grant can provide. Should a site require cleanup, the Town may apply for an EPA Brownfields Cleanup grant. The Town may pursue a Community Development Block Grant (CDBG) for the removal of blight or to develop affordable housing on the sites. For private developers, South Carolina also offers Voluntary Cleanup Activities Tax Credits for cleanup costs up to \$50,000 per year to entities signing Voluntary Cleanup Contracts (VCC). Also, developers may receive a tax credit for each new full-time job created, exemption from ad valorem taxes, and other benefits pending their meeting of certain requirements. All removal and remedial actions on VCC sites – public and private – are eligible for funding from the SC Department of Health and Environmental Control (SCDHEC) Brownfields Cleanup Revolving Loan Fund (SC BCRLF). Private developers can also leverage the SC Abandoned Buildings Revitalization Act's tax credit for buildings abandoned for 5 years or more. The Town and County have also offered incentives to new commercial, industrial, or residential developers on a case-by-case basis for impactful developments, which a mixed-use redevelopment of the *Winnsboro Veneer Plant* may qualify. The Town will partner with potential developers and pursue these and all other funding sources needed to facilitate the assessment, cleanup, and redevelopment of the priority sites.

1.c.ii. Use of Existing Infrastructure:

The reuse of the priority sites will take advantage of existing infrastructure, including electric utilities and municipal roads, water, sewer, and sidewalks, consistent with planning goals and smart growth policies. The priority sites have structures which can be viably and sustainably repurposed. Further, infill redevelopment along Congress Street will lessen the municipal burden to maintain underused infrastructure. Existing infrastructure has adequate spare capacities for continued and expanded use; therefore, additional infrastructure needs are not anticipated.

2. COMMUNITY NEED & COMMUNITY ENGAGEMENT:

2.a. Community Need:

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

The Town of Winnsboro is a small municipality with 3,208 residents as of the US 2020 Census. The population has declined 10% over the past two decades. As a result, the Town's economic fortunes have suffered. Today, the per capita income in the Town (\$18,586) is 27% less than Fairfield County (\$25,698) and 40% less than the State's (\$30,727). 32% of residents in the Town live below

the poverty threshold compared to 19% in the County, and 15% in the state.³ The Town’s FY22-23 budget was balanced with a decrease of \$515,000 compared to the previous year, due to a decrease in project revenues. Thus, with our **small population** and **low-income population**, the Town is unable to draw on other initial sources of funding to address the environmental concerns and need grant assistance to achieve our revitalization goals.

2.a.ii. Threats to Sensitive Populations:

(1) Health or Welfare of Sensitive Populations:

The Town of Winnsboro is a low-income community with a significant population of persons of color (70%). The EPA’s Environmental Justice Screening and Mapping Tool (EJSCREEN) further shows a demographic index (a combination of percent low-income and percent minority) in the 87th percentile of the U.S. The Town also includes elevated percentages of persons 65 years or older (23% vs. 22% for County and 18% for SC) and under 5 years (7% vs. 4% for County and 6% for SC), both populations are particularly sensitive to the environmental contamination suspected at the priority sites.

Left unaddressed, the priority sites pose health and welfare concerns. Residents of the Town can be exposed to these dangerous constituents through a variety of ways. For example, petroleum or solvent VOCs from the former drycleaners has migrated through groundwater and impacting nearby businesses through vapor intrusion. Soils contaminated with heavy metals at the veneer plant may be transported to neighboring properties or into McCulley Creek through stormwater runoff. In addition to lower incomes, the welfare of sensitive populations is also impacted by the presence of the vacant and blighted sites depressing the property values of surrounding properties. This in turn contributes to the lower median home value in the Town of \$116,000 compared to the state’s median home value of \$170,100.⁴ By encouraging the planned reuse of the target properties, this project will help mitigate potential environmental exposures, reduce blight and vacancy, improve property values, and facilitate the creation of new businesses and jobs.

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

The brownfield sites may be impacting the health of the community. The sensitive populations in Winnsboro are particularly susceptible to chronic health impacts that the suspected contaminants may cause. Contaminants of concern associated with the priority sites include heavy metals, petroleum, VOCs, SVOCs, solvents, PCBs, ACM and LBP, which are known to cause multiple negative health effects. Exposure to airborne particulates, such as wind-blown contaminated soils or particulate matter from the veneer operations, may contribute to and/or complicate asthma and other respiratory diseases in the Town. As the following table shows, the population in the Town’s ZIP code (smallest geography available) experience a significantly higher rate of hospital visits per 10,000 population for asthma-related problems compared to the rates for Fairfield County and the State in 2021.⁵

	Winnsboro	Fairfield County	South Carolina
ER Visits for Asthma	91	79	31

According to a Community Cancer Assessment conducted by DHEC, the number of new cancer cases diagnosed between 2015 and 2019 in Winnsboro were higher per 10,000 residents than Fairfield County’s for Non-Hodgkin Lymphoma, Pancreas, and Urinary Bladder cancers:⁶

	Winnsboro	Fairfield County
Non-Hodgkin Lymphoma	9.9	9.1
Pancreas	13.0	11.0
Urinary Bladder	11.4	10.0

³ US Census 2020 American Community Survey 5-year Estimates

⁴ US Census 2020 American Community Survey 5-year Estimates

⁵ Data provided by South Carolina Department of Health and Environmental Control.

⁶ SCCCR Community Cancer Assessment, 2014-2018.

Non-Hodgkin Lymphoma has been linked to exposure to benzene, a constituent of petroleum products; Pancreas cancer have been linked to exposures to benzene and heavy metals, particularly arsenic; and Urinary Bladder cancer have been linked to exposure to SVOCs. These higher rates of cancer may be due in part to the presence of these carcinogenic hazardous substances (petroleum, heavy metals, VOCs, and SVOCs) at both priority sites. With funding from this grant, we can determine what contaminants are present, evaluate exposure pathways, inform the community of hazards associated with these sites, develop mitigation strategies, and then pursue funding and/or partners to eliminate the exposure risks and redevelop the sites.

(3)(a) Identification of Environmental Justice Issues:

For almost 60 years, residents living adjacent to or near the wood veneer plant have been disproportionately impacted by the industrial operation. The sensitive populations in the Town are also impacted by the economic shifts and population losses over the past few decades and the growth of brownfields in their wake. Income levels remain stagnantly low in the Town, where a higher percentage are minority residents. The Census Bureau’s Opportunity Atlas found Black residents born to low-income families in the Town make an average household income of \$19,000 by age 35, while White residents of the same economic status make \$27,000 (40% more).⁷ The CEJST mapping tool shows the target sites and the entire Town are within disadvantaged census tracts. CEJST shows census tract (45039960400) is in the 93rd percentile for low income, 92nd for asthma, 95th for diabetes, 93rd for heart disease, 94th for low life expectancy, 91st for energy cost, 90th for low median income, 91st for poverty, and 17% of residents have less than a high school education. The EPA’s EJSCREEN further shows the Town is in the 80-90th percentile for Air Toxics Respiratory Hazard Index and Toxics Cancer Risk; the 91st percentile for RMP Proximity; and in the 86th percentile for UST Indicator. The tool clearly demonstrates how the Town and target area are disproportionately impacted by negative environmental, economic, health, and workforce development factors.

(3)(b) Advancing Environmental Justice:

This project will help address some of those environmental justice challenges, by encouraging the redevelopment of brownfield sites to mitigate health risks, introducing new businesses and services, creating jobs directly in the Town, and building new, quality, affordable housing. The *Winnsboro Veneer Plant* site can be redeveloped to offer new, quality affordable housing and retail/commercial space, while the *Becknell Cleaners* site can be repurposed for new, commercial/retail or restaurant space. This project will help the Town overcome the Environmental Justice burdens and barriers to transform the downtown and Congress Street into a more desirable place to live, shop, eat, and work.

2.b. Community Engagement:

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

The Town will establish an Advisory Board composed of local staff, community members, and stakeholders to guide this project and make decisions on site selection and prioritization, cleanup plans, and reuse options for priority sites. Partners include, but are not limited to, the following:

Partner Name	Point of contact	Specific involvement in the project or assistance provided
Fairfield Forward	Vernon Kennedy vkennedy@fairfieldbhs.org 803-635-9695	Fairfield Forward is a nonprofit working to cultivate sustainable and healthy communities in Fairfield County. Mr. Kennedy has agreed to serve on the Brownfields Advisory Board.
Anemone Garden Club	Michelle Taylor [REDACTED] 843-252-1253	Mrs. Taylor has agreed to serve on the Brownfields Advisory Board and be a liaison to the Anemone Garden Club, where she can share project information.
First United Methodist Church	Rev. “Meg” Lindsey Cook 1stumcpastor@gmail.com 803-635-4087	Rev. Cook or another member of the church staff has agreed to serve on the Advisory Board. The First United Methodist Church may also serve as a host site for community meeting(s).

⁷ US Census Opportunity Atlas. <https://www.opportunityatlas.org/>. Accessed October 2022.

Partner Name	Point of contact	Specific involvement in the project or assistance provided
Winnsboro Lions Club	Bobbie Dove [REDACTED] 803-718-4427	Ms. Dove or another member of the Lions Club has agreed to serve on the Brownfields Advisory Board and be a liaison to the Lions Club, where project info can be presented at club meetings.
Fairfield County Chamber of Commerce	Tracy Benson tracy@chamberfc.com 803-635-4242	The Chamber has agreed to serve on the Brownfields Advisory Board and represent the Chamber. They will work with outreach specific to the business community and help identify and attract potential end users for priority sites.
Winnsboro Rotary Club	Arthur Lathan [REDACTED] 803-635-4373	Mr. Lathan has agreed to serve on the Brownfields Advisory Board and be a liaison to the Rotary Club, where info can be presented at club meetings.

2.b.iii. Incorporating Community Input:

Members of the Brownfields Advisory Board will support the project by identifying and prioritizing additional sites for assessment, supporting community outreach activities, identifying redevelopment needs and opportunities, and participating in reuse planning and visioning sessions. The Advisory Board will meet at least quarterly in person to review the project progress, ensure project alignment with community interests and needs, promote the project, and communicate with project team. The Advisory Board members will be representatives of the target area and will be tasked with communicating directly with the residents and underserved communities in the target areas where project activities are undertaken. In addition, the Town conduct concerted outreach to nearby residents when activities begin on each priority site.

While the Brownfields Advisory Board will serve as the main conduit for disseminating information and encouraging public participation, the project team will also hold community meetings for residents, property owners, and developers to educate them on the benefits of brownfields redevelopment. A public outreach campaign with print, web, and social media posts will regularly update the community with information about the grant, project timelines, relevant education on brownfields redevelopment and its benefits, and opportunities to participate, provide feedback, and raise concerns. In-person, virtual, and/or hybrid community meetings will be scheduled to occur at appropriate intervals throughout the 4-year project period. With a focus on residents and business owners potentially affected by the project, these meetings will include project updates by community group members, project staff and selected contractor about the program’s status, and will provide an open forum for engagement and education. When needed, translators will be provided. The Town will maintain meeting sign-in sheets for follow-up communication (if applicable) related to input incorporated into the project. All public comments/inquiries will be addressed by the project team and/or Advisory Board and responded to by the project team in a timely manner.

3. TASK DESCRIPTIONS, COST ESTIMATES & MEASURING PROGRESS:

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

3.a.i. Project Implementation, 3.a.ii. Identifying Additional Sites, 3.a.iii. Anticipated Project Schedule, 3.a.iv. Task/Activity Lead, and 3.a.v. Outputs

The Town of Winnsboro is prepared to complete the following tasks within the four years:

Task 1: Project Management & Reporting
<p>i. <u>Project Implementation:</u> The Town Project Manager (Chris Clauson) will oversee the grant management and compliance with EPA cooperative agreement terms and conditions. He will ensure tasks are completed efficiently and will be responsible for oversight of the selected contractor. He will hold monthly project team meetings with Town Staff, EPA and SCDHEC Project Managers, and selected contractor to review the project and make corrections as needed to stay on schedule and meet the project’s goals. With assistance from the Town Grants Administrator (Cyndi Gawronski) and the selected contractor, he will complete EPA quarterly reports, Federal Financial Report (FFR) and Disadvantaged Business Enterprise (DBE) utilization forms, and ACRES database entries/updates. Town staff will also attend national and regional training workshops relevant to brownfields redevelopment.</p>

At the end of the project, he with assistance from the selected contractor, will draft a Final Performance Report to document accomplishments and lessons learned.
ii. <u>Anticipated Project Schedule</u> : Oct 2023 – Sep 2027; Selected contractor task order to be executed prior to Oct 1, 2023; Project team meetings to begin in October 2023; Quarterly Reporting begins in the 2 nd Quarter and continues throughout the grant. ACRES reporting will begin with the completion of the first environmental assessment and continue throughout the grant; FFR and DBE reporting to be completed in the 5 th , 9 th , 13 th , and during final closeout (Oct – Dec 2027).
iii. <u>Task/Activity Lead</u> : Town Project Manager with assistance from Grant Administrator and contractor.
iv. <u>Outputs</u> : 48 Project Team Meetings; 16 Quarterly Reports; 4 FFR and DBE forms; regular ACRES updates; 1 Final Performance Report
Task 2: Community Outreach
i. <u>Project Implementation</u> : The Town Project Manager will lead the community outreach efforts with support from the project team (selected contractor and Town staff). Specific tasks include the establishment of a Brownfields Advisory Board, facilitating community meetings, and preparation of outreach materials. Advisory Board meetings will occur quarterly and community meetings at appropriate times during the project and at least annually. The project team will also conduct outreach to community groups, property owners, and developers approximately quarterly. The project team will create educational print media, webpage, and social media posts for program information resources.
ii. <u>Anticipated Project Schedule</u> : Oct 2023 – Sep 2027; Advisory Board meetings each quarter; community meetings annually; release of project outreach materials begins in 2 nd quarter and will continue about quarterly through the end of the project; other meetings anticipated quarterly.
iii. <u>Task/Activity Lead</u> : Town Project Manager with support from selected contractor and Town Staff
iv. <u>Outputs</u> : 16 Brownfields Advisory Board Meetings; a minimum of 4 community meetings, 8 print outreach materials; 1 webpage; social media posts; 16 meetings with community groups, site owners, and/or developers
Task 3: Site Assessments and Cleanup Planning
i. <u>Project Implementation</u> : The selected contractor will complete site assessments on sites identified by the project team and Brownfields Advisory Board as priorities for the community. Site Eligibility Forms will be completed for EPA approval, and petroleum determinations will be requested from SCDHEC. Phase I ESAs will be performed by the selected contractor in accordance with ASTM E1527-13 (or -21 when adopted) and the EPA All Appropriate Inquiry Final Rule. Phase II ESAs will be conducted by the selected contractor in accordance with ASTM E1903-19, after the approval of a Generic Quality Assurance Project Plan (QAPP) and Site-specific QAPPs (SSQAPPs). The selected contractor will also develop Health and Safety Plans (HASPs) prior to field work. ACM and LBP surveys will be completed for many of the older buildings on priority sites. Health Monitoring activities will not be conducted. For sites with contamination, Analysis of Brownfields Cleanup Alternatives (ABCAs) will be developed to identify applicable remediation alternatives for the site based on potential reuse scenarios.
ii. <u>Anticipated Project Schedule</u> : Generic QAPP in the 1 st quarter; Phase I ESAs start the 2 nd quarter and continue as funding allows until the 12 th (1-2/qtr). ACM&LBP Surveys and Phase II ESAs start in the 3 rd quarter after approval of Generic QAPP and SSQAPPs and will continue as funding allows until the 14 th (~1/qtr). ABCAs and abatement plans will be completed after Phase IIs, anticipated to begin in the 5 th quarter and continue through the 15 th (~1/qtr).
iii. <u>Task/Activity Lead</u> : Contractor with oversight from Town Project Manager
iv. <u>Outputs</u> : 12 Phase I ESAs; 1 Generic QAPP; 8 SSQAPPs, HASPs, & Phase IIs; 8 ACM/LBP Surveys; 4 ABCAs/ACM Abatement Plans
Task 4: Redevelopment Planning
i. <u>Project Implementation</u> : Town Project Manager will work with community partners and Brownfields Advisory Board to develop a brownfields strategy for the community by identifying potential brownfield sites, opportunities for redevelopment, and resources need to achieve specific community goals. With assistance from the contractor, Town staff will also lead community visioning sessions for site-specific reuse plans for priority sites and develop an area wide plan to address the target area as a whole. The area-wide plan will include a climate change vulnerability assessment to help guide future plans.

- ii. **Anticipated Project Schedule:** Reuse plans and area-wide planning begin in 5th quarter and continue through the 15th quarter.
- iii. **Task/Activity Lead:** Contractor with oversight from Town Project Manager
- iv. **Outputs:** 4 Redevelopment Plans; 1 Area-Wide Plan; 1 set of renderings; 2 visioning sessions

3.b. Cost Estimates:

The following costs were estimated based on information from other communities that have recently received EPA Brownfields Community-Wide Assessment Grants:

Categories	Task 1	Task 2	Task 3	Task 4	Total
Travel	\$12,000	\$0	\$0	\$0	\$12,000
Supplies	\$0	\$2,000	\$0	\$1,000	\$3,000
Contractual	\$25,400	\$29,200	\$373,000	\$57,400	\$485,000
Total	\$37,400	\$31,200	\$373,000	\$58,400	\$500,000

TASK 1: PROJECT MANAGEMENT AND REPORTING:

Travel: 1 staff attend 4 regional workshops (1x4x\$500/person); 2 staff attend 2 national conferences (2x2x\$2,500/person) = \$12,000

Contractual: 48 project team meetings (48x\$300); 16 Quarterly Reports (16x\$250); 1 final performance report (\$3,000); quarterly ACRES updates (16x\$250) = \$25,400

TASK 2: COMMUNITY OUTREACH:

Supplies: Presentation materials for outreach events (8x\$250) = \$2,000

Contractual: Brownfields Advisory Board meetings (16x\$1,200); Community meetings (4x\$1,250); project outreach materials (4x\$250); 16 meetings (16x\$250) = \$29,200

TASK 3: SITE ASSESSMENTS AND CLEANUP PLANNING:

Contractual: Phase I ESAs (12x\$3,000); Generic QAPP (\$3,000); SSQAPPs (8x\$4,500); HSPs (8x\$500); Phase II ESAs (8x\$32,500 avg); ACM & LBP surveys (4x\$5,000); ABCAs or ACM Abatement Plans (4x\$3,500) = \$373,000

TASK 4: REDEVELOPMENT PLANNING:

Supplies: Presentation materials for visioning sessions (2x\$500) = \$1,000

Contractual: Redevelopment plans (4x\$5,000); area-wide study (1x\$25,000); renderings (1x\$10,000); visioning sessions (2x\$1,200) = \$57,400

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

The Town will hold monthly conference calls with the Project Team (including our EPA Region 4 project officer and SCDHEC project manager) to review progress and take corrective actions, when necessary, to ensure the funds are expended in an efficient and timely manner. The Brownfields Advisory Board will meet quarterly to review community priorities, address any community concerns, and guide the project. The Town will submit 16 Quarterly Reports, detailing the outputs and outcomes of the project, and enter and track site-specific information in the online ACRES database. At a minimum, outputs to be tracked include the number of Advisory Board meetings, community meetings, environmental assessments, ABCAs, and redevelopment plans; and, the outcomes to be tracked include community participation, acres assessed, acres ready for reuse, dollars leveraged, and jobs created.

4. PROGRAMMATIC CAPABILITY & PAST PERFORMANCE:

4.a. Programmatic Capability:

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

The Town of Winnsboro operates under the Council-Manager form of Government. The Town Manager, Mr. Jason Taylor, is appointed by Town Council and serves as the Chief Executive Officer of the Town and head of the administrative branch of Town government. The Town Manager is responsible for the efficient and effective administration and operation of all municipal services for

the Town and the Town’s 95 employees. Mr. Taylor will oversee grant activities to ensure they align with the Town’s and EPA’s goals. Mr. Taylor will support Mr. Chris Clauson, Assistant Town Manager and the brownfields project manager, as needed throughout the project. Mr. Clauson has over 14 years of experience managing grants at federal, state and local government levels. He has secured and managed several grant programs, previously serving as the administrator for all CDBG during his tenure with Fairfield County. Mr. Clauson has been actively involved in numerous phases of planning and development, as well as community development for the Town. Mr. Clauson will be supported by Mrs. Cyndi Gawronski, who is the Grants Administrator. Mrs. Cyndi Gawronski has over 8 years of experience managing grants and will support Mr. Clauson with completing project activities and financial management and reporting. She has been with the Winnsboro’s Grants Department since 2016, serving as Grants Administrator with responsibilities that include grants management, budgeting, and financial reporting for grants.

4.a.iv. Acquiring Additional Resources:

To assist with technical aspects of the project, the Town procured a contractor experienced in brownfields assessment and redevelopment. In September 2022, the Town issued a competitive Request for Qualifications (RFQ) in accordance with 2 CFR Part 200 and received and evaluated six (6) responses/statement of qualifications. The evaluation committee then ranked the responses and selected the top-ranked contractor, Stantec Consulting Services Inc. The Town will negotiate a contract task order and conduct a cost reasonableness evaluation with the contractor upon grant award. If a reasonable budget cannot be negotiated, the Town will initiate negotiations with the second-ranked firm. The Town’s Project Manager will supervise the contractor to ensure all requirements are met within the four-year duration of the project. If additional services area needed, the Town will again follow 2 CFR Part 200 to acquire those services and encourage local contractors to apply or seek subcontracting opportunities from Stantec or other responding firms.

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

The Town of Winnsboro has not previously received an EPA Brownfields Grant.

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

Date	Awarding Agency	Amount	Accomplishments	Specific Outputs And Outcomes
2022	CDBG (SC Dept of Commerce)	\$640,300	Awarded funding for fixed generator at Wastewater Plant – Design phase currently to be bid in December 2022.	Installed new generator at Wastewater Plant to be in compliance with SCDHEC
2022	State Revolving Loan Fund – Principal Forgiveness (SC Dept of Commerce)	\$475,000	Awarded funding for Powdered Activated Carbon System at the Water Treatment Plant. Further automating a manual chemical feed system.	Eliminated or resolved manhours spent and safety concerns on manual feeding carbon
2020	SC Rural Infrastructure Authority for Economic Infrastructure- Water	\$353,719	Water Line Upgrade and Looping in the Forest Hills Neighborhood	New water piping installed benefiting 44 homes in Forest Hills neighborhood

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

The Town of Winnsboro met all of the requirements and conditions of the grant funding described above, including constant and open communication with the granting agencies project managers, completing the projects according to the work plans and schedules, achieving and reporting the expected results, and submitting all required reports in a timely manner.



Threshold Criteria for Community-Wide Assessment Grants

1. APPLICANT ELIGIBILITY:

- a. The Town of Winnsboro, South Carolina, is a general-purpose unit of local government as defined under 2 CFR § 200.1.
- b. The Town is not a 501(c)(4) organization.

2. COMMUNITY INVOLVEMENT:

Members of the Brownfields Advisory Board will support the project by identifying and prioritizing additional sites for assessment, supporting community outreach activities, identifying redevelopment needs and opportunities, and participating in reuse planning and visioning sessions. The Advisory Board will meet at least quarterly in person to review the project progress, ensure project alignment with community interests and needs, promote the project, and communicate with project team.

While the Brownfields Advisory Board will serve as the main conduit for disseminating information and encouraging public participation, the project team will also hold community meetings for residents, property owners, and developers to educate them on the benefits of brownfields redevelopment. A public outreach campaign with print, web, and social media posts will regularly update the community with information about the grant, project timelines, relevant education on brownfields redevelopment and its benefits, and opportunities to participate, provide feedback, and raise concerns. In-person, virtual, and/or hybrid community meetings will be scheduled to occur at appropriate intervals throughout the 4-year project period. With a focus on residents and business owners potentially affected by the project, these meetings will include project updates by community group members, project staff and selected contractor about the program's status, and will provide an open forum for engagement and education. When needed, translators will be provided. The Town will maintain meeting sign-in sheets for follow-up communication (if applicable) related to input incorporated into the project. All public comments/inquiries will be addressed by the project team and/or Advisory Board and responded to by the project team in a timely manner.

3. EXPENDITURE OF EXISTING GRANT FUNDS:

The Town of Winnsboro does not have an open EPA Brownfields Assessment Grant or Multipurpose Grant.

4. CONTRACTORS AND NAMED SUBRECIPIENTS:

The Town of Winnsboro has selected a contractor in compliance with the fair and open competition requirements in 2 CFR Part 200. A Request for Qualifications was posted on the Town's website on September 20, 2022, for Brownfields Grant and Environmental Consulting Services. In accordance with the Town's normal procurement practices, the RFQ was also posted on the South Carolina Business Opportunities website (<https://scbo.sc.gov>) on September 22, 2022. Responses/Statement of Qualifications were received from six (6) contractors on October 6, 2022. The responses/statement of qualifications were reviewed and a recommendation on the most qualified contractor, Stantec Consulting Services Inc., was presented to the Town Council at the October 18, 2022, meeting. Town Council approved moving forward with the selected contractor. Attached is a copy of the RFQ and the Master Services Agreement with Stantec.