



1. Applicant Identification

Colleton County, South Carolina  
109 Benson Street  
Walterboro, South Carolina 29488

2. Funding Requested

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

3. Location

Colleton County  
City of Walterboro

4. Target Area and Priority Site Information

Target Area Information: Census Tracts 9705.01, Low Country Airport, and 4-mile radius surrounding airport

Priority Sites

- Former Laminate Flooring Factory  
Green Pond Highway
- Former ATI Machinery
- Former NN Bearing Plant

5. Contacts

a. Project Director  
Heyward Horton  
Executive Director  
843-549-9598  
hhorton@cceaninc.com  
403 East Washington Street, Suite B  
Walterboro, SC 29488



b. Chief Executive/Highest Ranking Official

Kevin Griffin  
 County Administrator  
 843-549-5221  
 kgriffin@colletoncounty.org  
 109 Benson Street  
 Walterboro, South Carolina 29488

6. Population

Colleton County: 38,604  
 Walterboro SC: 9,372 (Census Tracts 9075.1)  
 Colleton-Walterboro Airport plus 4-mile radius: 10,069

7. Other Factors Checklist

Other Factors	Page #
Community population is 10,000 or less.	
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	5
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.	4
The reuse of the priority site(s) will incorporate energy efficiency measures.	
The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments.	



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 (2013 or later) or is closing.	

8. Letter from the State or Tribal Environmental Authority

See Attachment 1.



November 3, 2023

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

RE: EPA Brownfields Community-Wide Assessment Coalition Grant  
Colleton County, South Carolina

Dear Ms. Janovitz:

The South Carolina Department of Health and Environmental Control, the State's environmental authority, acknowledges and fully supports the Colleton County's application for a Brownfields Community-wide Assessment Coalition Grant. The Coalition Partners are Colleton County, the City of Walterboro, and the Colleton County Economic Alliance. Among the priority sites for grant funding are the former Laminate Flooring Factory on Green Pond Highway and properties on and around two dumps that are impacting expansion/redevelopment of the Colleton-Walterboro Airport.

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

Sincerely,

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

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



## 1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

### a. Coalition Members, Target Areas, and Brownfields; i. Coalition Members

Colleton County, South Carolina will serve as the lead coalition member for this grant. The non-lead coalition members include the City of Walterboro and the Colleton County Economic Development Alliance, Inc. (CCEDA). The City of Walterboro is located in the center of Colleton County and is considered a General Purpose Unit of Local Government under 2 CFR, 200.1. It is a micro community with a population of 5,206. CCEDA is a community-based organization located at 31 Klein Street in Walterboro. It is a 501(c)(3) non-profit organization that focuses on economic development county wide.

As a micro community and a nonprofit organization, the non-lead coalition members do not have the available staff and finances to apply for an EPA assessment grant and manage the grant activities on their own. Both of these entities are located within underserved communities according to the Climate and Economic Justice Screening Tool (CEJST).<sup>1</sup> Each of these two entities rely heavily on the support provided by Colleton County, and will be able to realize much greater success as coalition partners to the County.

### ii. Overview of Brownfield Challenges and Description of Target Areas

Colleton County, SC is the geographic boundary for the grant. Colleton County is sparsely populated (38,604), with the bulk of this population living in the greater Walterboro area. This means that there is a lot of beautiful land within the county that needs to be protected from urban sprawl through redeveloping the many urban brownfields in and surrounding Walterboro.

The County is located in the “Lowcountry” Region of South Carolina, which comprises the lower third of the State and is characterized by its significant salt marshes and coastal waterways. The region’s early economy was centered on agriculture due to the fertile soils across the area. At the time of the Revolutionary War, the region was the wealthiest in North America. The Lowcountry was locked into a pattern of economic development that required a high demand for regional staples, such as rice and cotton. When demand for these staples gradually abated due to globalization, the area began to face an economic decline.

Colleton County incurred some economic resurgence after being selected for the construction of US Army Anderson Landing Field (Anderson Field) near Walterboro in 1933. Anderson Field gained historic significance when it was turned over to the US Air Force at the start of World War II. It became a training base for N-25 Mitchell Bomber pilots, and more notably the famed Tuskegee Airmen. Over 500 of the Tuskegee Airmen trained at this air base before travelling overseas to fly their famous Red Tail aircraft into history. The air base also served as a Prisoner of War Camp and housed up to 250 prisoners. The base was closed at the end of the war, and was returned back to a local airfield, which triggered an economic decline in the County. Colleton County has experienced less than one percent growth in the last two decades and there have been numerous industrial plant closings in the last decade around the airport that have contributed to other business closings throughout the City of Walterboro and the County. Today, Colleton County is the 7<sup>th</sup> lowest earning in the State<sup>2</sup>. One challenge is that Colleton County has over 10,000 people that commute to work over an hour away from their homes due to the lack of living wage jobs within the County.

However, difficult economic times are about to change. Walterboro was recently chosen from 220 cities across the nation for the new site of the Pomega Energy Storage Battery Plant. The investment for this industrial plant is estimated at \$279 million and will create 575 jobs. The new plant is also sure to attract new businesses such as hotels, restaurants, and ancillary businesses to support this new industry. However, coupled with this good news is concern about overdevelopment of farmland and greenspace to support this growth, impacts which may be reduced by redeveloping our brownfield sites. This Brownfield Assessment Coalition Grant can address the perception of contamination of the many brownfield sites in the County and encourage redevelopment where required infrastructure is already in place.

There are three Target Areas for this grant application that include the **Lowcountry Regional Airport** (Lowcountry Airport) and immediately contiguous sites, **Census Tract 9075.01**, and a portion of **Colleton County that comprises a 4-mile radius surrounding the airport**, not including the area already included in Census Tract 9075 01. This Census Tract is bordered by Ireland Creek to the northwest; Robertson Road (a half-loop roadway) to the northeast and southeast; and Bells Highway (Highway 64) to the southwest. The Lowcountry Airport and contiguous sites encompass approximately 4 square miles of area. The 4-mile radius around the airport that does

<sup>1</sup> <https://screeningtool.geoplatform.gov/en/#3/33.47/-97.5>

<sup>2</sup> <https://stacker.com/south-carolina/lowest-earning-counties-south-carolina>

not include any of Census Tract 9075.01 encompasses approximately 8.5 square miles. These areas contain Justice 40 (CEJST) **disadvantaged communities**, and in Census Tract 9075.01, **three out of four people are people of color, and 60% of the children live below the poverty level.**<sup>3</sup> There are many different brownfields present within these areas, such as abandoned manufacturing facilities (especially around the airport), closed gas stations, automotive repair shops, old commercial buildings that may contain asbestos, dry cleaners, and numerous vacant properties that once housed various businesses with unknown environmental use histories. Many of the brownfield sites also have structures that have become dilapidated and are need of repair. The grant funding from the EPA will allow these properties to become assessed in order to remove any stigma or perception of contamination and should result in new investment in the stagnant properties and overall improvement of their condition. In addition, by cleaning up and redeveloping brownfields, this funding can stimulate local economies. A healthier environment attracts businesses and residents, creating jobs and improving the quality of life, which contributes to a more resilient community.

The City of Walterboro's Target Area will be the Lowcountry Airport. The County's Target Area will be the 4-mile radius surrounding the airport. The CCEDA's Target Area will be the airport's own properties or those properties immediately contiguous to the airport property.

### iii. Description of the Priority Brownfield Site(s):

Based upon a preliminary windshield survey of Colleton County, there is estimated to be more than 100 brownfield sites within the County. These include dozens of closed gas stations, manufacturing plants, landfills, automotive repair shops and numerous closed businesses with unknown environmental conditions. For this application, we are initially focusing efforts on the following three priority sites with environmental concerns associated with their historical uses and each with planned reuses as described in Section, 1.b.i..

**In the City of Walterboro's Target Area, the former ATI Machinery (Priority Site 1),** is located at 431 Bullet Hill Road on the north side of Lowcountry Airport in Walterboro and is comprised of approximately 67 acres of land. This property formerly belonged to Allegany Ludlum, Inc. who used this property for aircraft parts manufacturing. Environmental concerns include chlorinated solvents associated with parts cleaning, machine oils, petroleum, and heavy metals. This site is a priority due to its proximity to the Colleton County Recreational Complex, which is adjacent to the north side of the property (could be expanded to be a part of the Complex) and to Ireland Creek, which serves as the primary drainage feature for the area. Protecting Ireland Creek is important because it eventually empties into the eco-sensitive marshes of St. Helena Sound, part of the SCDHEC Shellfish Management Area<sup>4</sup> Where seafood is locally harvested. According to EPA's EJScreen, **61% of the population** living within a 1-mile radius of the site is classified as low-income population. EJScreen also indicates that the site is in the **98<sup>th</sup> percentile** nationally for low life expectancy and **88<sup>th</sup> percentile for children under 5 years of age** living within the 1-mile radius. The EPA's Supplemental Demographic Index shows that the site ranks in the **91<sup>st</sup> percentile for Air Toxics Respiratory, and 87<sup>th</sup> for Air Toxics Cancer Risks.** The Supplemental Demographic Index offers a different perspective on community-level vulnerability across the country, and provides additional functionality for use in decision-making consideration, such as the allocation of government resources when awarding grants.<sup>5</sup>

**In CCEDA's Target Area, the former NN Bearing Plant (Priority Site 2), is located at** 1604 Industrial Rd. The site is comprised of 10.2 acres equally divided into two parcels of 5.1 acres each. The property is rectangular in shape and currently owned by Industrial Properties, LLC. The former NN Bearing Plant was used to manufacture ball bearings for power transmission equipment. The facility has been closed for years, and now consists of numerous concrete slabs and overgrown vegetation where buildings were once located. Environmental concerns associated with aerospace manufacturing are chlorinated solvents such as tetrachloroethylene (also called perchloroethylene), and toluene, chromium and nickel.<sup>6</sup> The site is a priority because it is located in the watershed of Ireland Creek, which could be impacted by releases from it, and because of interest by a prospective purchaser that is considering using the property for warehouse storage if the environmental issues can be determined and mitigated. This priority site is located approximately 1.25 miles away from the Former ATI Machinery site (Priority Site 1), and EJScreen almost mirrors the same alarming statistics for this site. This site is a priority because there is a prospective purchaser that is interested in redeveloping the site and addressing any environmental issues will directly benefit the community.

<sup>3</sup> Community Health Needs Assessment 2023

<sup>4</sup>[https://www.dnr.sc.gov/marine/shellfish/State\\_Shellfish\\_Grounds2021/Beaufort/S127](https://www.dnr.sc.gov/marine/shellfish/State_Shellfish_Grounds2021/Beaufort/S127)

<sup>5</sup> EJScreen Technical Documentation for Version 2.2 July 2023 (epa.gov)

<sup>6</sup> <https://www.epa.gov/toxics-release-inventory-tri-program/aerospace-manufacturing-sector-pollution-prevention-p2>



In Colleton County's Target Area, the former Anderson Hardwood Floors Factory (*Priority Site 3*) is located at 3463 Green Pond Highway, approximately 3.75 miles south of the Lowcountry Airport. The property encompasses 38.5 acres and has a 45,601 sq. ft. building and another 1,344 sq. ft. Much of the site has become overgrown with vegetation, and much of the building surface has become dilapidated. EJ Screen indicates the community within a 1/4-mile radius of the site are comprised of **60%** People of Color, have an unemployment rate of **15%**, and is **28%** elderly populations. The site was selected as a priority due to its prime location on a major north-south artery into Walterboro and the health concerns presented by its continuing deterioration. Contaminants of concern with this site are primarily asbestos and solvents associated with the use of glues and varnishes.

#### iv. Identifying Additional Sites:

An initial inventory of all three Target Areas has been developed that includes a total of 50 brownfield properties. Because this was not a completed and comprehensive inventory of all the sites within the county, this inventory will be updated with community inputs to be more comprehensive. The list will be provided to a selected Brownfield Advisory Committee (BAC) to review and add sites. The BAC will be made up of a diverse group that will include realtors, chamber of commerce representatives, and local economic development agencies. Criteria for prioritization of additional sites will include factors such as risk to human health and the environment, present or past redevelopment interest, relevance to strategic or comprehensive development plans, and potential benefit to the community. Special consideration will also be given to underserved or disadvantaged communities.

#### b. Revitalization of the Target Area; i. Reuse Strategy and Alignment with Revitalization Plans

Redevelopment Plans for the three priority sites align with the goals and strategies listed in the Colleton County 2030 Comprehensive Plan, and also aligns with EPA Brownfields program goals in general. These goals include: **Goal 1:** Maintain low density rural development outside of municipalities; **Goal 2:** Maintain Colleton County's rich rural and agricultural heritage; **Goal 3:** Protect and preserve the pristine estuarine and coastal environmental resources throughout the County. **Goal 4:** Preserve and protect lands designated for economic development and employment generating activities; **Goal 5:** Attract jobs to Colleton County that offer higher earning potential for the County's workforce; **Goal 6:** Expand the availability of quality housing options that are attainable for residents making less than 80% of the area's median income; **Goal 7:** Develop and maintain a transportation network that efficiently connects the workforce to jobs, industries to markets and the community to the greater region; **Goal 8:** Create a healthy living environment for all County residents; **Goal 9:** Ensure that infrastructure and other community facilities and programs meet the current needs of the population, while preparing for future growth, and **Goal 10:** Improve intergovernmental coordination between the County, its municipalities, and other entities to provide for the effective and efficient delivery of high quality infrastructure, community facilities and services throughout the County. A discussion of how the proposed reuse of the priority sites align with these goals is as follows:

**Former ATI Machinery Operations (Priority Site 1):** The City would like to convert this area into natural greenspace to add to the existing recreational park adjacent to the north. This use would align with **Goal 1, Goal 3, and Goal 8**, ensuring the population and the environment is not adversely impacted by the previous uses of the property. Clearing away the environmental issues with funding from this grant, and eventual cleanup if needed, will help achieve these goals and limit future industrial development adjacent so close to the recreation park that serves the local population of Walterboro.

**Former NN Bearing Plant (Priority Site 2):** The CCEDA is planning for this site to be redeveloped into a storage and staging facility for an interested purchaser who is looking to expand its existing footprint. The anticipated use of the property will not result in environmental impacts to the property, and is expected to bring 25 skilled jobs. This use would align with both **Goal 4** and **Goal 5**.

**Former Anderson Hardwood Floors Factory (Priority Site 3):** Colleton County would like to see this site redeveloped into a solar farm to generate renewable energy. Colleton County has one Solar Farm and two other firms seeking sites within the County. The County prefers this site for such a development rather than the previous industrial purposes. Using the site for renewable energy is in keeping with **Goal 1, Goal 2, Goal 8** and **Goal 9**.

#### ii. Outcomes and Benefits of Reuse Strategy

Development of most of the priority brownfield sites such as the Former NN Bearing site can serve as a catalyst to spark even more redevelopment in the surrounding sites due to their prominent location. The proposed uses will result in multiple benefits and outcomes that stimulate economic development, create greenspace for nonprofit use, use renewable energy, and improve local climate capacity and resilience. This can be done by



utilizing these previously contaminated lands for clean energy contributes to reducing greenhouse gas emissions and help bring about a more sustainable energy future. None of these redevelopments area anticipated to cause any displacement of existing residents or businesses. Furthermore, the outcomes clearly correlate with each site’s reuse strategy, as evidenced in the table below.

1Site	Redevelopment	Outcome
Former ATI Machinery Operations	Creation of non-profit greenspace through expansion of Recreation Park facilities.	<b>Make 67 acres ready for reuse</b> following the reduction of the threat of soil and groundwater contamination, provide additional greenspace and additional recreational space for the existing Ace Basin Sports Complex.
Former NN Bearing Plant	Business expansion with Storage and Staging Area	Create at least <b>25 skilled jobs</b> , with wages planned in the top quartile of our labor draw area, contribute to economic development, adding to the tax base, reduction of the threat of soil and groundwater contamination, improve blighted property.
Former Anderson Hardwood Floors Factory	Construction of a solar farm	<b>Make 38.5 acres ready for reuse</b> following the reduction of the threat of soil and groundwater contamination, prevention of unwanted industrialization of the property leading to environmental issues with nearby low-income residences, provides a source or renewable energy from the solar farm.

**c. Strategy for Leveraging Resources;**

**i. Resources Needed for Site**

There are several sources of funding that will be used with this Coalition Assessment Grant. In 2019 Colleton County Economic Alliance and Colleton County applied for and were awarded a Site Enhancement Grant of \$300,000, with a match of \$60,000 from Colleton County, Southern Carolina Alliance and Coastal Electric Cooperative. With these resources, we cleared the site, improved the stormwater collection system, brought in fill, and graded the site. The work was completed in 2021. This grant is also being leveraged by a grant received by SC Department of Health and Environmental Control and administered by the Lower Savannah Council of Governments. The County will continue to leverage funds with South Carolina Department of Agriculture (SCDA) grants like the one received for the Crescent Dairy and Beverage.

**ii. Use of Existing Infrastructure**

All three priority sites are located within the existing infrastructure of the target area. This makes these projects particularly appealing for reuse, as the sites will make use of existing infrastructure including transportation, power, utilities, water and sewer.

**2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

**a. Community Need; i. The Community’s Need for Funding**

The communities’ needs within the geographical boundary have increased while having less and less funds to draw from because of the small size of the population, and the low income of the community. The geographic boundary is a rural community, with a **population of 38,604**. In addition, populations in all three Target Areas based have continued to decline based on 2020 US Census data. Another factor is the low wages for those living in the Target Areas. The Per Capita Income (PCI) is more than **60% less than the national average**. Poverty is higher in all three Target Areas, and is **almost 2.2 times the national average**. The table below illustrates some of the economic disparities of our Target Areas.

Demographic & Economic Indicators	CT9075.01	Airport Area	Colleton County	South Carolina	US
Population	2,957	12,653	38,604	4,997,675	331,685,811
Per Capita Income	\$22,213	\$23,787	\$23,831	\$32,823	\$37,767
Poverty Rate	28.9%	16.9%	18.3%	14.5%	12.7%
Median Household Income	\$32,520	DNA*	\$41,419	\$58,234	\$69,021
Children 100% Below Poverty Level	60.8%	25.0%	28.4%	20.8%	17.1%

Source: US Census, ACS, 2017-2021 5-Year Estimates  
DNA denotes: data not available

Each of the Target Areas are located in CEJST-defined disadvantaged census tracts, and have some of the lowest income households in the country. These socioeconomic hardships have led to a shrinking tax base and budget shortfalls. This EPA Coalition Grant will be the seed money needed to spur interest in the target areas to facilitate tangible redevelopment





opportunities. Without this grant money, there is little hope that brownfield sites in the target area will be redeveloped, and they will likely remain abandoned and deteriorating. This award will provide the funding for assessments that will present an avenue for site reuse and economic growth, substantially improving the quality of life for those living in these underserved communities. These impoverished populations do not have the resources to draw on other sources of funding to accomplish the redevelopment needed for economic rebound.

**ii. Threats to Sensitive Populations: (1) Health or Welfare of Sensitive Populations**

The following table identifies sensitive populations that are living in the Target Areas. Most of the people living in these areas are considered sensitive populations. Most striking, **79% of minority children** living in Census Tract 9075.01 **live below the poverty level**. The Whitehouse Environmental Justice Advisory Council adds a few other indicators to this list in their Justice40 publication, such as low birthweights, rates of asthma, rates of heart disease, rates of COPD, and rates of cancers. All of these indicators are also elevated within the Target Areas. For example, incidence of heart disease is as high as **36% higher than the national average** in the Target Areas<sup>7</sup> Average rates of lung cancer in the Target Areas are all more than **70% higher than the national average**. Lung cancer can be associated with exposure to certain heavy metals and asbestos, which could be present at many of the brownfield sites including the priority sites. In addition, all three priority sites are identified as being in disadvantaged areas according to the CEJST. Minorities are hit particularly hard in Census Tract 9075.01, which comprises over 75% of the population in that Census Tract.

**EJ Screen** indicates even more concerning statistics regarding sensitive populations living in proximity to the priority sites. This data source shows that the unemployment rate living within ½ mile of the former Anderson Flooring site is **20%** with an elderly population of **28%**. Those living within 1-mile of the Former ATI Machinery site indicates a minority rate of **79%**, low income of **62%**, and an elderly population of **23%**. Both the Former ATI Machinery and the NN Bearing sites show a population under 5 years of age being at 10% and 11% respectively, which puts these two priority sites in the 85<sup>th</sup> and 88<sup>th</sup> percentile in the US. Assessment and reuse of the priority brownfields and other brownfields in the target community will aid in identifying and reducing health threats associated with the brownfield sites in the community. This grant will help to address the health and welfare problems affecting sensitive populations in our Target Areas through the benefits of the projected reuses after assessment and cleanup (as needed) are completed. The projected reuses will lead to the creation of new jobs that improve the local economy to address poverty and unemployment.

Sensitive Population Indicators <sup>8</sup>	CT9075.01	Airport Area	Colleton County	SC	US
Minority Rate	75.6%	40.8%	42.8%	36.6%	38.4%
Minority Children below Poverty Rate	79.0%	DNA	43.2%	35.6%	31.2%
Population with a Disability	16.5%	23.3%	15.5%	14.3%	12.6%
Elderly Population	21.4%	21.7%	19.8%	17.8%	16.0%
Populations with COPD	13.9%	13.9%	13.9%	10.6%	11.5%
Adults with Diabetes	12.9%	136%	12.9%	9.7%	8.3%
Adults with Poor Health	23.6%	DNA	23.0%	17.8%	15.2%

DNA denotes: data not available

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

There is compelling evidence that adverse health conditions exist within the Target Areas as shown by the table below. Rates of these health conditions range anywhere from 15 to greater than 60% above the national average. Although it cannot be known at this time, what contaminants are present at the brownfield sites and whether these contaminants are contributing to the adverse health conditions in the Target Areas, funding from this EPA Coalition Assessment Grant can help determine if there is a direct connection between the adverse health conditions and contaminants that may be present at the brownfield sites. Asbestos that could be present at the priority sites such as the

Adverse Health Conditions <sup>9</sup>	CT9075.01	Airport Area	Colleton County	SC	US
Asthma Prevalence	10.8%	DNA	10.3%	9.5%	9.7%
Cancer Incidence Rate	515.6	510.7	511.6	430.8	442.3
Cancer Mortality Rate	206.2	206.2	206.2	158.9	149.4
Lung Cancer Incidence Rate	91.2	95.9	94.3	58.7	54.0%
Mortality Lung Disease	DNA	58.7	58.7	45.4	39.1
Infant Mortality Rate	9.0	9.0	9.0	7.0	5.6
Low Birthweight Births	11.6	DNA	12.0%	9.6	8.2

DNA denotes: data not available

<sup>7</sup> Center for Disease Control and Prevention, Behavioral Risk Factor Surveillance System  
<sup>8</sup> Community Health Needs Assessment 2023  
<sup>9</sup> Community Health Needs Assessment 2023



former Anderson Flooring could be contributing to higher rates of lung cancer and COPD.<sup>10</sup> Because it cannot be known what was released to the subsurface of so many years ago at the Former ATI Machinery site and the Former NN Bearing Site near the Lowcountry Airport, only assessment of these sites will reveal their contribution to adverse health conditions in the Target Areas. However, it is currently known that Ireland Creek is a prominent drainage feature bordering the airport and widens into areas that are locally fished. Impacted groundwater from these two sites could easily be migrating into Ireland Creek due to its proximity.

The assessment of the priority sites will address communities with higher levels of asthma, low birth weight, and cancer that may be associated with exposure to the priority sites due to their historical uses. Assessing these sites will provide the information necessary to determine if these properties need to be remediated and if they are contributing to the greater than normal incidence of disease and adverse health conditions. If not all the suspected contaminants are found at these sites, the properties will be ready for reuse. Both of those outcomes will benefit these disadvantaged communities.

**(3) Environmental Justice**

**(a) Identification of Environmental Justice Issues.**

There is an unmistakable significantly higher rate of disproportionately impacted population living in the Target Areas, as shown by the table below. According to Justice 40 Tract Maps and CEJST Maps, each of the Target Areas are shown to be comprised of disadvantaged communities. Studies have shown that **disadvantaged populations** encounter greater susceptibility to environmental hazards.<sup>11</sup> A low life expectancy exists for those living within a ½ mile of the priority sites. That low life expectancy ranges from 91<sup>th</sup> to 98<sup>th</sup> percentile in the country, which speaks strongly for the need for environmental justice in the Target Areas. There is also a high population of low income and people of color living near the priority sites as shown in the table below.

Environmental Justice (EJ) Issues <sup>12</sup> Affecting the Underserved Populations in the Target Area					
Priority Site 1/2-mile Radius)	Low Income	People of Color	Children under 5, or Elderly	Low Life Expectancy	Asthma
Former ATI Machinery	89 <sup>th</sup> percentile in the US	83 <sup>th</sup> percentile in the US	85 <sup>th</sup> percentile in the US	91 <sup>th</sup> percentile in the US	82 <sup>th</sup> percentile in the in US
Former NN Bearings	89 <sup>th</sup> percentile in the US	16 <sup>th</sup> percentile in the US	88 <sup>th</sup> percentile in the US	98 <sup>th</sup> percentile in the US	81 <sup>th</sup> percentile in the in US
Former Anderson Flooring Factory	28 <sup>th</sup> percentile in the US	69 <sup>th</sup> percentile in the US	87 <sup>th</sup> percentile in the US	98 <sup>th</sup> percentile in the US	81 <sup>th</sup> percentile in US

Asthma is also prevalent in the near the priority sites ranging from the 81<sup>th</sup> to 82<sup>th</sup> percentile in the US. There is also a higher rate of substandard housing in the Target Areas<sup>7</sup>. In Census Tract 9075.1 the substandard housing rate is approximately 25% higher than the national average and approximately than 45% higher than the state average. The value of housing in the Target areas is as much as 2.4 times less than the national average.

**(b) Advancing Environmental Justice**

The projected reuses of the target sites will promote environmental justice in the Target Areas by eliminating blight and issues from potential soil and groundwater contamination at the former Former ATI Machinery site, Former NN Bearings site, and the Anderson Flooring Factory. Reuse of these brownfield sites will serve to create more jobs with livable wages. The proposed redevelopments are expected to cause the displacement of residents and/or businesses. However, some of the brownfield sites are expected to be redeveloped into affordable housing, which is one of the goals of Comprehensive Plan 2030.

The County will seek workforce development from Technical College of Lowcountry, Technical College of Lowcountry and Ready South Carolina to help train for many of these jobs, which meets the White House Environmental Justice Advisory Council Justice40 recommendations for training and workforce development. Beneficial reuses of the brownfield sites will work towards reversing the negative indicators in the sections above by creating reuses that fill the needs of the community and address environmental injustices.

**b. Community Engagement; i. Project Involvement and ii. Project Roles**

<sup>10</sup> <https://www.cancer.gov/about-cancer/causes-prevention/risk/substances/asbestos>

<sup>11</sup> Sexton et al. 1993

<sup>12</sup> EPA EJScreen



Colleton County has worked with many partners within the Target Areas, and we will continue to maintain these community partnerships in order to make this brownfields program as successful as possible for our communities. Our partners represent a wide variety of interests and types of assistance. Non-lead Coalition members will be informed through bi-monthly conference calls to discuss the progress of the project. They will also serve in the role to lead community outreach meetings in each of their target areas. They will also be informed by serving as BAC members. The BAC, community partners, and members of the target communities will be meaningfully involved in decision-making regarding's site selection, cleanup, and reuse of all of the brownfield sites as shown below.

Name	Point of Contact	Specific Involvement/Assistance Provided
Southern Carolina Alliance	John Fleming, PE <a href="mailto:jfleming@southerncarolina.org">jfleming@southerncarolina.org</a>	Will encourage new businesses to consider brownfield sites to locate businesses.
Lowcountry Council of Governments	Sabrena Graham <a href="mailto:sgraham@lowcountrycog.org">sgraham@lowcountrycog.org</a>	Will assist in promoting economic revitalization, site reuse, and will work with Colleton County to identify and coordinate regional economic development.
Colleton Career Skills Center	Terrance A. Rivers <a href="mailto:riverste@sctechsystem.edu">riverste@sctechsystem.edu</a>	Will provide technical skills and workforce training to businesses relocating to brownfield sites.
Technical College of Lowcountry	Antonia Cook <a href="mailto:amcook@tcl.edu">amcook@tcl.edu</a>	Offers a job training program and commits to assist with job training for new businesses relocating to brownfield sites. Career-oriented education for high-skill jobs.
Ready South Carolina	Robert Crenshaw <a href="mailto:crenshaw@sctechsystem.edu">crenshaw@sctechsystem.edu</a>	Will provide workforce training to businesses relocating to brownfield sites.
Keep Walterboro Beautiful	Dana Cheney <a href="mailto:cleancitywalterboro@gmail.com">cleancitywalterboro@gmail.com</a>	Community-based organization. The primary objective of this partnership between the City's citizens, businesses, industries, and volunteer organizations shall be to maintain a clean, litter-free, and beautified City which is conducive to a high quality of life and sustained economic development. They will help disseminate information to the public.
Colleton County Chamber of Commerce	Stewart McAdoo <a href="mailto:stewart.mcadoo@colletonchamber.org">stewart.mcadoo@colletonchamber.org</a>	Will encourage new businesses to consider brownfield sites to locate businesses.
Retail Strategies	Lacey Bacchus <a href="mailto:lbacchus@retailstrategies.com">lbacchus@retailstrategies.com</a>	Economic and community development: market and economic analysis; strategic positioning for economic development; negotiating agreements as needed.

**iii. Incorporating Community Input**

The process of soliciting and incorporating input from the community started with the Comprehensive Plan 2030 and included several public meetings beginning on July 9, 2019. Many aspects pertaining to brownfields redevelopment were discussed such as redeveloping sites into affordable housing, and ensuring that the existing infrastructure meets the current and future needs of the population, while continuing to preserve and protect eco-sensitive and historical areas of Walterboro. The valuable input received from these meetings will be used to shape decisions made during implementation of the EPA Brownfields Coalition Grant, when awarded.

Colleton County plans to continue holding regular community outreach meetings so that the community can express concerns, aid in any necessary reprioritization of the sites, and give input on redevelopment plans. Meetings will be held semi-annually. Colleton County plans to retain the services of a Qualified Environmental Professional (QEP) to assist in preparing a Community Involvement Plan (CIP). This plan will be updated throughout the project period, as needed. A Brownfields Advisory Committee (BAC) will be created that is comprised of coalition Members, coalition partners, and community members from the Target Areas. The County will be relying on the BAC to keep members of the target area communities informed on the progress of the project and to solicit input regarding the most pressing needs of their communities. These meetings will be set up for virtual attendance for those unable to attend in person. Questions from the community concerning the grant will be received by the BAC and answered. The questions and answers will be posted on Colleton County's website.

Colleton County will also reach out to the community through the distribution of flyers in the Target Areas, local newspaper advertisements, social media, and news media, our website, as well as the city websites within the



Target Areas. Community input will be encouraged through visioning sessions to gain input on what redevelopment is most important to the community for the brownfield sites. This will also serve to provide valuable information to the underserved communities since all of the sites are located within underserved communities. Adjacent property owners/occupants to priority brownfield sites will be personally invited to community meetings. Translation services will be provided if it is determined to be needed based on individuals attending the meetings. All documents associated with the project will be made available through document repository located at the public library within each target area.

**3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS**

**a. Description of Tasks/Activities and Outputs**

**Task/Activity: Project Management (PM)**

**i. Project Implementation:** Management tasks will include: preparation of a work plan, preparation of quarterly, semi-annual, annual, and final closeout reports, ACRES database reporting, financial reporting, and meetings and communication with EPA. The reports will be sent electronically to both the EPA Project Officer and to the SCHDEC Brownfields Coordinator. These reports will cover work status, work progress, difficulties encountered, financial expenditures, preliminary data results, anticipated activities and any changes of key personnel. Colleton County will select a Qualified Environmental Professional (QEP) to assist with these program management tasks in addition to performing the technical aspects of the project such as environmental assessments and remediation planning. The QEP will report to the Grant Project Director for scheduling and reporting progress of all contracted work. Colleton County will establish a contract with a QEP following a qualifications-based procurement process in compliance with 2 CFR 200 and 2 CFR Part 1500. After the QEP is selected, the project team, including the QEP, EPA, and SCHDEC will hold a project kick-off meeting to review the work plan and terms, and the conditions of the cooperative agreement as well as provide a Brownfields 101 educational session for the community. The project team will distribute a timeline, review responsibilities and partnership roles, and explain the modes of communication that will be utilized between the community and stakeholders during the project life, as well as announce the location for the document repository.

- ii. Anticipated Project Schedule:**
- Submittal of Work Plan – July 2024
  - Kickoff meeting – October 2024
  - Quarterly reports – Jan 30, Apr 30, Jul 30, Oct 30 for each year of the 4-year grant period
  - Federal Financial Reports (FFR) – October 31 annually Dec 30 for final report
  - DBE Reports – October 30 annually
  - Final Performance Report – end of grant
  - ACRES Updates – Continuously

**iv. Task/Activity Lead(s):** Colleton County Project Director with QEP Assistance

**v. Output(s):** ACRES updates, reports (quarterly & annual progress, financial, and DBE)

**Task/Activity: Site Selection, Inventory, Community Engagement, Site Access**

**i. Project Implementation:** *(a) Site Selection:* In Q1, the BAC will review and prioritize the target sites using input from community partners. Key criteria will include environmental justice, redevelopment plans, community need and impact, funding support, project size and scope, existing infrastructure, health conditions, and ease of completion. *(b) Inventory:* The QEP will complete Eligibility Determinations in Q1 for the priority sites. Activities will include reviews of environmental records, property records, and historical documentation for prior uses and concerns. It will also include surveys of property owners, employees, real estate brokers, and other people with knowledge of site operations. The Site Inventory will be recorded using a GIS Inventory. *(c) Community Engagement:* Community participation in the projects is critical to project success. Colleton County, the BAC, the QEP, and community partners will work together to engage the community continuously. A Community Involvement Plan (CIP) will be prepared and submitted to the EPA. *(d) Site Access:* Colleton County and the QEP will contact property owners to secure site access and obtain signed Access Agreements in quarters Q1-Q2.

**ii. Anticipated Project Schedule:** The GIS-based site inventory will be finalized during quarter 1 of the grant. This GIS-based site inventory will be updated by the end of each quarter. The CIP will be submitted during the Quarter 1 of the grant. BAC meetings will be held at least semi-annually and up to tri-annually if needed. Community meetings will be held semi-annually.

**iii. Task/Activity Lead(s):** Colleton County Project Director with QEP Assistance

**iv. Output(s):** Eligibility Determinations, Access Agreements, GIS Inventory, CIP, community information materials, website updates

**Task/Activity: Phase I & II Environmental Site Assessments (ESAs)**





<b>i. Project Implementation:</b> The QEP will begin by preparing a Generic Quality Assurance Project Plan (QAPP). Phase I Environmental Site Assessments (ESAs) will include site investigation and inspection, and report preparation. Phase I ESAs will be prepared in accordance with All Appropriate Inquiry (AAI) and ASTM E1527- 21. Phase II ESAs will involve the collection of soil, groundwater, surface water, and/or soil vapor samples for analysis of COCs. Phase II ESAs can also include asbestos-containing materials (ACM) surveys and lead-based paint (LBP) surveys – along with report writing. Each Phase II ESA will require a Site-Specific QAPP (SSQAPP) and will include sampling and analysis activities, health and safety planning, and standard operating procedures for fieldwork activities. Activities will be performed concurrently to maximize economies of scale. Any realized savings will be used on activities beyond the priority sites, which will occur after it is clear priority sites can be fully addressed, completed on time, and funded.
<b>ii. Anticipated Project Schedule:</b> The Generic QAPP will be completed in Year 1, Quarter 1. In general, Phase I ESAs will take 3-4 weeks to complete; Site-Specific QAPP Addendums will take 2 weeks to prepare; and Phase II ESAs will take approximately 2 months to complete. Site profiles and assessment information will be updated quarterly in the EPA ACRES database by the QEP. The three priority site Phase I's will be conducted in Year 1, Quarter 2. The three priority Phase II's will to be conducted in Year 2, Quarters 1-4. The remaining 50 Phase I ESAs will be conducted in Year 2, Quarters 1-4 and in Year 3, Quarters 1-4. The remaining Phase II ESAs will be completed in Year 2, 3, and the first two quarters of Year 4.
<b>iii. Task/Activity Lead(s):</b> County, with assistance from QEP
<b>iv. Output(s):</b> 1 GQAPP, 50 Phase I ESAs, 25 SSQAPPs, 25 Phase II ESAs.
<b>Task/Activity: Cleanup Planning and Area-Wide Planning (Planning)</b>
<b>i. Project Implementation:</b> Colleton County will rely on its selected QEP to perform cleanup planning activities that may include Analysis of Brownfields Cleanup Alternatives (ABCAs), development of remedial action plans, and redevelopment planning. ABCAs for each site will include an analysis of three different remedial alternatives and a cost/benefit analysis for each alternative. Colleton County estimates that 12 ABCAs will be developed and they will be performed in the second and third years of the grant period. These plans will be developed after the Phase II ESAs have been completed for a site and will only be developed for sites that have pending redevelopment interests, have the greatest likelihood of being redeveloped, and/or are subject to EPA Cleanup Grant applications. A Market Study will also be performed by an experienced and qualified consultant.
<b>ii. Anticipated Project Schedule:</b> All ABCAs will be completed immediately following Phase II results. The Market Study will be completed by the end of Year 2.
<b>iii. Task/Activity Lead(s):</b> QEP
<b>iv. Output(s):</b> 12 ABCAs, market study.

**3.b. Cost Estimates:**

The following table breaks down the planned allocation of grant funds for the project tasks:

**TASK 1 – Project Management**

**Cost Breakdown:**

Colleton County will charge \$25,000 for Task 1 Personnel (500 hours X \$50 per hour). Travel (\$13,020): approx. \$10,900 budgeted for two personnel to attend three conferences: Conference

BUDGET CATEGORIES		PROJECT TASKS (\$)				Total
		Task 1. Management	Task 2. Outreach	Task 3. Assessments	Task 4. Planning	
DIRECT COSTS	Personnel	\$25,000	\$25,000	\$15,000	\$15,000	\$80,000
	Fringe Benefits					
	Travel	\$13,020				\$13,020
	Equipment					
	Supplies					
	Contractual	\$20,250	\$15,000	\$1,281,730	\$90,000	\$1,406,980
	Construction					
<b>Total Direct Costs</b>		<b>\$58,370</b>	<b>\$40,000</b>	<b>\$1,296,730</b>	<b>\$105,000</b>	<b>\$1,500,000</b>
<b>Indirect Costs</b>						
<b>Total Budget</b>		<b>\$58,370</b>	<b>\$40,000</b>	<b>\$1,296,730</b>	<b>\$105,000</b>	<b>\$1,500,000</b>

registration at \$300/conference x 2 people x 3 conferences = \$1,800; Airfare at \$700/flight x 2 people x 3 conferences = \$4,200; Hotels at \$200/night x 3 nights x 2 people x 3 conferences = \$3,600; Per Diem at \$95/day x 6 days x 2 people x 3 conferences = \$3,420. Contractual: (\$20,250), budgeted for an average professional rate of \$150/hour x 135 hours. – Total \$33,100.

**TASK 2 - Site Selection, Inventory, Community Engagement, Site Access**

**Cost Breakdown:** Contractual - \$15,000 (average professional rate of approximately \$150/hour x 100 hours including CIP preparation), plus meeting preparation by Colleton County Project Director, website management, and outreach meetings (500 hours x \$50 per hour) = \$25,000- Total \$40,000.





**TASK 3 – Phase I & II Environmental Site Assessments (ESAs)**

**Cost Breakdown:** \$1,296,730 Total. One generic QAPP will be prepared. It is estimated that there will be 50 Phase I ESAs and 25 Phase II ESAs to delineate the contaminated sites (SSQAPP costs included in Phase II/III costs). The cost per site will vary due to site size and varying need for testing. As outlined in the table above, **\$1,296,730** or **86%** of grant funds will be allocated for tasks/activities directly associated with Phase I and Phase II Assessments.

Subtask	Avg. Est.. Cost	Output	Est. Total
Generic QAPP	\$6,730	1	\$6,730
Phase I ESA	\$5,000	50	\$250,000
Phase II ESA	\$41,000	25	\$1,025,000
<b>Total Assessments</b>			<b>\$1,281,730</b>

**TASK 4 – Cleanup Planning and Area-Wide Planning (Planning)**

**Cost Breakdown:** Contractual \$90,000 Total. A total of 12 ABCAs are budgeted for an estimated cost of \$5,000 each (8 x \$5,000 = \$60,000) and \$30,000 for a market study. Colleton County will charge \$15,000 for Task 4 Personnel (100 hours X \$50 per hour).

**3.c. Plans to Measure and Evaluate Environmental Progress and Results**

We understand that tracking progress and measuring results is critical to the success of the project. Colleton County and the QEP will work together to ensure that the project remains on track by developing a Work Plan that will include a budget and schedule. Costs, inventory development, Phase I, Phase II, ESAs, ABCA's, Community Outreach Meetings, and Market Study will all be tracked and reported to make sure all project milestones are met on time and within budget. Outcomes such as the number of sites assessed, number of sites with off-site risks, number of sites purchased and redeveloped, number of jobs created, amount of funding leveraged, amount of increase in property values, amount of increase in property tax revenues, and acreage of greenspace created. Progress reports will be regularly submitted to the EPA through the ACRES database so that Colleton County and the QEP are consistently aware of whether the project is meeting budget and schedule demands, allowing corrective action to be taken in a timely manner, should the project slide off schedule.

**4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

**a. Programmatic Capability;** i. Organizational Capacity, ii. Organizational Structure, and iii. Description of Key Staff  
 As the lead in this coalition, Colleton County has highly experienced staff to manage this EPA Coalition Assessment Grant and has a long track record of managing state and federal grants. Colleton County is managed by the County Administrator, who is appointed by County Council members. For this grant, the County Administrator has given the responsibility of managing this grant to Heyward Horton, who is in charge of economic development for the County.

Mr. Horton has coordinated economic development activities in Colleton County since January 2011. His leadership in Colleton County has helped the County advance with over \$400 million in capital investment and 1,000+ new jobs. He has over 38 years of experience in economic development including 25 years in the Charleston region where he assisted in locating more than 75 companies that totaled more than \$3 billion in capital investment. He has extensive experience in securing and managing grants pertaining to economic development. He attended The College of Charleston and is a graduate of the University of Oklahoma, Economic Development Institute.

Donna Lamb will serve to support Mr. Horton in the role of Project Manager and will serve as an alternate should Mr. Horton not be able to fulfill his duties for the entire 4-year grant period. Ms. Lamb has been with Colleton County Economic Alliance since March of 2022. Before transferring over to the economic alliance, Donna worked as the Sheriff's Assistant for the Colleton County Sheriff's Office for 11 years. She served as the Grants Coordinator for law enforcement grants. Since transferring, Donna has graduated from the SC Economic Development Institute and The USC Leadership Salkehatchie. She will be attending the Economic Development Institute in 2024 to qualify for the Certified Economic Developer examination. Donna is currently the Chairman of Keep Colleton Beautiful. Along with Chairman for Colleton County Fire-Rescue Local Emergency Planning Committee and on the board for Emergency Management Division. Donna graduated with a Business Administration Associates Degree and a Phlebotomy Certificate.

This team is structured to ensure the timely and successful expenditure of funds to complete all the technical, administrative, and financial requirements of this project and grant, just like we do for all our other grants. Ms. Lamb will be responsible for financial aspect of the project including drawdowns from the EPA. Currently, Ms. Lamb analyzes and presents all financial reports in an accurate and timely manner; clearly communicates monthly



and annual financial statements; collates financial reporting materials, and oversees all financial, project/program and grants accounting.

**iv. Acquiring Additional Resources**

In accordance with 2 CFR Part 200 and 2 CFR Part 1500, and 40 CFR Part 33, a QEP that is experienced in brownfield projects will be contracted through a competitive process. The QEP will assist Colleton County in the management of this grant, and preparation and submission of all required report. Colleton County has been successful in bringing high quality jobs to the Target area such as the Pomega Energy Battery Plant. The County has also developed numerous partnerships such as the Colleton Career Skills Center, the Technical College of Lowcountry, and Ready South Carolina to provide workforce training to fill these new jobs and and other new jobs created by the redevelopment of brownfield sites within the Target Areas. Colleton County will require commitment from the new businesses moving to the brownfield sites to adhere to the principles consistent with Executive Order 14025, *Worker Organizing and Empowerment* and Executive Order 10452 *Implementation of the Infrastructure Investment and Jobs Act*.

**b. Past Performance and Accomplishments; ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements; (1) Purpose and Accomplishments**

Colleton County has never received an EPA Brownfield grant; however, we are well equipped to manage this EPA Coalition Grant and have a solid history of grant administration and compliance in reporting under various federal and state programs. Colleton County has successfully administered millions in both state and federal grants. The County also works closely with the Colleton County Economic Alliance, which also has a history of managing numerous state grants pertaining to economic development. Listed below are grants that have been successfully awarded and administered.

Type & Amount	Purpose and Accomplishments
State of South Carolina SCDA Grant \$1,500,000	<b>Purpose</b> – Promote economic development and alleviate unemployment. <b>Accomplishments</b> – Developed the former Crescent Dairy property into a 100,000 sq. ft. building with industrial and office space. Building was completed and is now partially occupied by Gehl Foods and Beverage, Inc. and is expected to attract other tenants to occupy remaining space. Over 100 new jobs were created by the opening of Gehl Foods at this location.
US Department of Commerce EDA Grant \$891,072	<b>Purpose</b> – Investments for public works and economic development facilities water and wastewater infrastructure improvements. <b>Accomplishments</b> – This investment provides for water and wastewater infrastructure improvements to support Venture Park. The work includes the installation of approximately 6,100 LF of 8-inch gravity sewer along with 16 manholes and 2,800 LF of 10-inch water main and four fire hydrants. Both the water and wastewater will be connected to existing systems
US Department of Housing and Urban Development CDBG - Community Development Block Grants \$505,546	<b>Purpose</b> – For Gadsden Loop Neighborhood Revitalization Project. <b>Accomplishments</b> – Funds were used to improve a LMI neighborhood on the outskirts of Walterboro by improving drainage, adding sidewalks, demolishing attractive nuisance houses and providing exterior rehabilitation.

**(2) Compliance with Grant Requirements**

Each of the grants discussed above were completed in accordance with the grant requirements and in a timely manner. The grants were also completed in compliance with work plans, schedules, terms and conditions as required by the terms of each grantor.

# COLLETON COUNTY THRESHOLD CRITERIA FY 2024

## 1. APPLICANT ELIGIBILITY

- a. The lead grant applicant is Colleton County, South Carolina
- b. Not Applicable, Colleton County is not a 501 (c)(4). None of the coalition members are 501 (c)(4)s.

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

- The City of Walterboro, South Carolina is a General Purpose Unit of Local Government as stated under 2 CFR § 200.1
- Colleton County Economic Development Alliance CCEDA is a nonprofit 501(c)(3), documentation attached.

## 3. TARGET AREAS

• Colleton County - Coalition Lead	4-mile radius of Low Country Airport
• City of Walterboro	US Census Tract 9075.01
• CCEDA	Low Country Airport with contiguous sites

## 4. EXISTING BROWNFIELDS GRANTS TO NON-LEAD MEMBERS

- The City of Walterboro is not the recipient of an open cooperative agreement for MARC Grant funding or a MARC Grant that closed in 2016 or later.
- CCEDA, Inc. is not the recipient of an open cooperative agreement for MARC Grant funding or a MARC Grant that closed in 2016 or later.

## 5. COALITION AGREEMENT

Letters are provided as an attachment.

## 6. COMMUNITY INVOLVEMENT

**2.b. Community Engagement; Project Involvement & ii. Project Roles:** Colleton County has worked with many partners within the Target Areas, and we will continue to maintain these community partnerships in order to make this brownfields program as successful as possible for our communities. Our partners represent a wide variety of interests and types of assistance. Non-lead Coalition members will be informed through bi-monthly conference calls to discuss the progress of the project. They will also serve in the role of leading community outreach meetings in each of their target areas. They will also be informed by serving as BAC members. The BAC, community partners, and members of the target communities will be meaningfully involved in decision-making regarding site selection, cleanup, and reuse of all of the brownfield sites as shown below.

Name	Point of Contact	Specific Involvement/Assistance Provided
Southern Carolina Alliance	John Fleming, PE <a href="mailto:jfleming@southerncarolina.org">jfleming@southerncarolina.org</a>	Will encourage new businesses to consider brownfield sites to locate businesses.
Lowcountry Council of Governments	Sabrena Graham <a href="mailto:sgraham@lowcountrycog.org">sgraham@lowcountrycog.org</a>	Will assist in promoting economic revitalization, site reuse, and will work with Colleton County to

## COLLETON COUNTY THRESHOLD CRITERIA FY 2024

		identify and coordinate regional economic development.
Colleton Career Skills Center	Terrance A. Rivers <a href="mailto:riverste@sctechsystem.edu">riverste@sctechsystem.edu</a>	Will provide technical skills and workforce training to businesses relocating to brownfield sites.
Technical College of Lowcountry	Antonia Cook <a href="mailto:amcook@tcl.edu">amcook@tcl.edu</a>	Offers a job training program and commits to assist with job training for new businesses relocating to brownfield sites. Career-oriented education for high-skill jobs.
Ready South Carolina	Robert Crenshaw <a href="mailto:crenshaw@sctechsystem.edu">crenshaw@sctechsystem.edu</a>	Will provide workforce training to businesses relocating to brownfield sites.
Keep Walterboro Beautiful	Dana Cheney <a href="mailto:cleancitywalterboro@gmail.com">cleancitywalterboro@gmail.com</a>	Community-based organization. The primary objective of this partnership between the City's citizens, businesses, industries, and volunteer organizations shall be to maintain a clean, litter-free, and beautified City which is conducive to a high quality of life and sustained economic development. They will help disseminate information to the public.
Colleton County Chamber of Commerce	Stewart McAdoo <a href="mailto:stewart.mcadoo@colletonchamber.org">stewart.mcadoo@colletonchamber.org</a>	Will encourage new businesses to consider brownfield sites to locate businesses.
Retail Strategies	Lacey Bacchus <a href="mailto:lbacchus@retailstrategies.com">lbacchus@retailstrategies.com</a>	Economic and community development: market and economic analysis; strategic positioning for economic development; negotiating agreements as needed.

Incorporating Community Input: The process of soliciting and incorporating input from the community started with the Comprehensive Plan 2030 and included several public meetings beginning on July 9, 2019. Many aspects pertaining to brownfield redevelopment were discussed such as redeveloping sites into affordable housing, and ensuring that the existing infrastructure meets the current and future needs of the population, while continuing to preserve and protect eco-sensitive and historical areas of Walterboro. The valuable input received from these meetings will be used to shape decisions made during the implementation of the EPA Brownfields Coalition Grant, when awarded.

Colleton County plans to continue holding regular community outreach meetings so that the community can express concerns, aid in any necessary reprioritization of the sites, and give input on redevelopment plans. Meetings will be held semi-annually. Colleton County plans to retain the services of a Qualified Environmental Professional (QEP) to assist in preparing a Community Involvement Plan (CIP). This plan will be updated throughout the project period, as needed. A Brownfields Advisory Committee (BAC) will be created that is comprised of Coalition Members, Coalition partners, and community members from the Target Areas. The County will be relying on the BAC to keep members of the target area communities informed on the progress of the project and to solicit input regarding the most pressing needs of their communities. These meetings will be set up for virtual attendance for those unable to attend in person. Questions from the community concerning the grant will be received by the BAC and answered. The questions and answers will be kept on pages set aside on Colleton County's website.

Colleton County will also reach out to the community through the distribution of flyers in the Target Areas, local newspaper advertisements, social media, and news media, our website, as well as the city websites within the Target Areas. Community input will be encouraged through visioning sessions to gain input on what redevelopment is most important to the community for the brownfield sites. This will also serve to provide valuable information to the underserved communities since all of the sites are located within underserved communities. Adjacent property owners/occupants to priority brownfield sites will be personally invited to community meetings.

# COLLETON COUNTY THRESHOLD CRITERIA FY 2024

Translation services will be provided if it is determined to be needed based on individuals attending the meetings. All documents associated with the project will be made available through document repository located at the public library within each target area.

## 7. EXPENDITURE OF EXISTING GRANT FUNDS

There are not any open EPA Brownfield grants with Colleton County. Colleton County has worked with many partners within the Target Areas, and we will continue to maintain these community partnerships in order to make this brownfields program as successful as possible for our communities. Our partners represent a wide variety of interests and types of assistance

## 8. CONTRACTORS AND NAMED SUBRECIPIENTS

- Contractors  
Not Applicable
- Named Subrecipients  
Not Applicable