



Town of  
**Honea Path**  
South Carolina

204 South Main Street  
Honea Path, South Carolina 29654

Phone: 864-369-2466  
Fax: 864-369-2325

R04-24-C-013

1. Applicant Identification: The Town of Honea Path  
204 South Main Street  
Honea Path, SC 29654
2. Funding Requested:
  - a. Grant Type: Single Site Cleanup
  - b. Federal Funds Requested: \$2,650,770
3. Location:
  - a. Honea Path
  - b. Anderson County
  - c. South Carolina
4. Property Information:
  - a. Former Chiquola Mill
  - b. 410 Chiquola Avenue  
Honea Path, SC 29654
5. Contacts:
  - a. Project Director:  
The Honorable Christopher Burton, Mayor  
Phone: 864 369 2466  
Email: [mayor@honeapathsc.com](mailto:mayor@honeapathsc.com)  
Address: 204 South Main Street, Honea Path, SC 29654
  - b. Chief Executive:  
The Honorable Christopher Burton, Mayor  
Phone: 864 369 2466  
Email: [mayor@honeapathsc.com](mailto:mayor@honeapathsc.com)  
Address: 204 South Main Street, Honea Path, SC 29654
6. Population: (data from [www.census.gov](http://www.census.gov), 2021)  
Honea Path: 3,753

7. Other Factors Checklist:

Other Factors	Page #
Community population is 10,000 or less.	4
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
The priority brownfield site(s) is impacted by mine-scarred land.	
Secured firm leveraging commitment ties directly to the project and will facilitate completion of the project/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation.	3-4
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).	1,2
The priority site(s) is in a federally designated flood plain.	2
The reuse of the proposed cleanup site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	
The reuse of the proposed cleanup site(s) will incorporate energy efficiency measures.	2
The proposed project will improve local climate adaption/mitigation capacity and resilience to protect residents and community investments.	
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. Releasing Copies of Applications:

This application does not have confidential, privileged, or sensitive information.

## Chiquola Mill, Honea Path, South Carolina

**1. PROJECT AREA DESCRIPTION & PLANS FOR REVITALIZATION:****1.a. Target Area & Brownfields:****1.a.i. Overview of Brownfield Challenges & Description of Target Area:**

Honea Path is a very small town located in a rural area of the upper region (Anderson County) of South Carolina. Chartered in 1855 as Honey Path, the town officially adopted its current spelling in 1955.<sup>i</sup> There are two significant structures that can be seen from just about anywhere in the Town of Honea Path. The first is the Town's water tower that displays the motto *A Little Town with a Big Heart*, the last word represented by a large red heart symbol, an illustration of the community's spirit. The second structure is the smoke tower of the old Chiquola Mill, a reminder of a once strong textile industry. Chiquola Mill opened in 1903 and continued operation for a century, and, at the height of production, employed an estimated 650 people.<sup>ii</sup> Over the past couple of decades, Honea Path, like many textile communities in the Southeast, has experienced an overall industry decline. Multiple plants in the area; including Chiquola Mill, the Third Generation Shirt Factory, and the Milliken Plant just outside of Honea Path have closed all or portions of their facilities. These closures have negatively impacted other businesses, including the closure of C. Thompson Chevrolet, Hank's Texaco, the Western Auto, and Belk's Department Store. Today, Honea Path is characterized by vacant storefronts, struggling neighborhoods, and abandoned or underutilized brownfields.

The smoke tower is also a visual reminder of a painful history that dates back to 1934. What has become known as "Bloody Thursday," started as an employee strike at Chiquola Mill, part of a larger United Textile Workers strike across the east coast. The day of the strike, the mill superintendent positioned a World War I machine gun on the roof. Although his gun jammed before he could fire, recently deputized guards fired shotguns, rifles and pistols into a crowd of about 300 people, killing seven and wounding about thirty more. Many were shot in the back while fleeing the picket line.<sup>iii</sup> A funeral was held in a field, since mill-owned churches were forbidden to participate, with over 10,000 attendees from around the nation. In the aftermath, eleven men were charged and acquitted, employees were fired, blacklisted and evicted from their homes, and the town "formed a social contract not to talk about the darkest day in its history."<sup>iv</sup> Regardless, at a national level, the events made an impression on the Roosevelt administration, spurring legislative labor reform such as the Wagner Act in 1935 and the Fair Labor Standards Act in 1938.<sup>v</sup> The event remained a local taboo subject for two generations. The Honea Path community began healing from its painful past in 1995, when a granite memorial dedicated to the mill workers who were killed was erected behind Town Hall, and the grandson of the 1934 superintendent wrote a book, *Mill Town Murder* (published in 2011), about the shooting and the affect it had on residents. As it has throughout its history, Chiquola Mill, or now just the smoke tower and the blighted remnants of the demolished buildings, continue to impact and evoke strong emotions in the community.

The targeted area for the brownfields cleanup project is the Town of Honea Path's 3.6 square miles of incorporated area, particularly the approximately 1.5 square mile Chiquola Mill village, which is directly impacted by the blighted former Chiquola Mill site. Abating the mill site's asbestos-containing materials and contaminated soils that plague this community, both physically and emotionally, is crucial to moving forward and creating a healthy and vibrant Town.

**1.a.ii. Description of the Proposed Brownfield Site(s):**

Chiquola Mill operated as a textile mill between 1903-2003, initially producing coarse sheeting, then later, print cloth. It served as a major employer for the community for 100 years but is now vacant. The 21.6-acre site is located just a few blocks north of Main Street and is surrounded by the original residential mill village, where residents continue to live directly across the street from mill property. The mill structure has undergone various stages of demolition, and the entire site is littered with large stacks of demolition debris, which include 10,750 tons of Asbestos Containing Materials (ACM)-impacted debris. The property contains large remnants of the original mill structure and a few dilapidated wooden structures, all which are structurally unsound. The topography of the site generally slopes towards the northeast, where a stream is present.<sup>vi</sup>

The Town received an EPA Brownfields Assessment grant in FY17 and used the funds to thoroughly assess the Chiquola Mill site and negotiate a Voluntary Cleanup Contract (VCC) with the South Carolina Department of Health and Environmental Control (SCDHEC) prior to acquiring the site. The Phase II Environmental Site Assessment found a limited amount of polycyclic aromatic hydrocarbons (PAHs), arsenic, and lead above EPA Industrial and Residential Screening Levels in soils near certain areas of the site as well as chromium and thallium above Maximum Contaminant Levels in groundwater. The soil contamination and the ACM in the debris piles and in partially demolished structures are the primary concerns impacting future redevelopment of the site.

**1.b. Revitalization of the Target Area:**

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

In 2006, the Town of Honea Path retained a consultant to conduct a community charrette that resulted in a vision for downtown and surrounding neighborhoods. Recommended strategies included pursuing catalyst redevelopment opportunities focusing on reuse or redevelopment of vacant or underutilized properties with high redevelopment potential, such as the Chiquola Mill site.<sup>vii</sup> The Town finally made progress on achieving that goal, when it secured the FY17 EPA Brownfields Assessment Grant to focus on the assessment and cleanup planning necessary to facilitate the redevelopment of the site. Under the grant, the Town actively engaged the community through public town council meetings, news media, and direct outreach to residents of the Chiquola Mill village, a low-income, underserved community.

Since then, the Town, with the support of Anderson County, has continued to engage with potential developers and the community to generate ideas and proposals for the reuse of the site. In 2022, the Town engaged a landscape architecture planning and design firm to develop an overall site plan for the 21.6 acres that incorporated those ideas. The result is a plan which includes 6 acres of affordable, multi-family workforce housing; a passive park with walking trails, a playground, and recreational space along the creek in the 12 acres of federally designated floodplain, a repurposed mill pond for a water feature and stormwater control; a multi-purpose community event center and outdoor plaza on 3 acres; and a boulevard connection to the downtown district. This plan supports a prominent Honea Path businesswoman's 2014 revitalization plan for Main Street to be connected by a tree lined Chiquola Avenue to the mill site. Further, the plan implements Anderson County's 2016 Comprehensive Plan which states, "Brownfields represent a remarkable affordable housing opportunity for the community. In many cases the property is centrally located and has the necessary infrastructure in place." In accordance with this reuse plan, a local developer, Red Oak Developers, has committed to building at least 60 townhomes on the site as Phase 1 of the redevelopment. The plan divides the implementation into 4 achievable phases for the Town to pursue.

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

The redevelopment of the site will be implemented in four phases after the cleanup is completed. Phase 1 will involve Red Oak Developers investing at least \$1.4 million to develop 60 townhomes. The townhomes will be built to energy efficient standards and priced in the affordable, workforce housing range. In addition to the initial investment, the townhouses are anticipated to generate at least \$42,000 per year in additional property taxes. Phase 2 will include re-purposing the current mill pond for stormwater control and adding park amenities, including a pier, picnic tables, and a signature pavilion adjacent to the iconic Chiquola Mill smokestack. The Phase 2 development will provide recreational space and outdoor gathering areas for the residents of the mill village. Phase 3 will transform over 17 acres of land in and adjacent to the creek's floodplain. Over a mile of shared-use trails will meander through the park and connect to the adjacent neighborhoods, and an outdoor classroom will be created adjacent to the creek. The park will be the first passive recreational space in the Town, and it will provide residents with the opportunity to enjoy healthy outdoor exercise or a leisurely stroll along the creek and pond. The Phase 2 development will improve climate adaptation by providing additional stormwater control through the repurposing of the mill pond, and Phase 3 will improve climate mitigation by designing the park area as an additional floodwater storage area during high-rainfall events. This will protect residential and commercial properties downstream of the

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mill site. Phase 4 will involve the development of a multipurpose community event center, including a gym and outdoor plaza. The 20,000-square foot event center is anticipated to cost between \$2.5 and \$3.5 million, which the Town plans to fund through bonds, grants, and public-private partnerships. In its current state, the former Chiquola Mill is blighted and unsafe, presenting both physical and emotional hazards to those living adjacent to and near the property. Remediation and redevelopment of the property will mitigate these hazards, improve the economy of the Town, improve climate adaptation and mitigation, and provide recreational and socialization space for the community. Overall, this cleanup and redevelopment will improve the overall physical and mental health of residents in the mill village target area, the Town, and extended community. The site is currently vacant and, therefore, will not cause the displacement of residents or businesses.

**1.c. Strategy for Leveraging Resources:**

**1.c.i. Resources Needed for Site Characterization:**

In the State of South Carolina’s FY22-23 budget, the Town of Honea Path was specifically allocated \$1 million for the cleanup and redevelopment of the Chiquola Mill site. The funds are available now and can be used without restriction until all funds are expended. The majority of the assessment requirements were completed under the Town’s previous assessment grant in accordance with the requirements of the VCC with SCDHEC. However, due to age of the previous surveys, a new asbestos inspection will be completed in early 2024 to prepare the site for cleanup activities. This survey will be funded by the \$1 million State grant. If additional assessments are required prior to or during the cleanup project, the Town will use the funds received from the \$1 million State grant to fund the assessments. We anticipate less than \$50,000 of the funds will be needed for additional assessment and cleanup planning.

**1.c.ii. Resources Needed for Site Remediation:**

Approximately \$700,000 of the \$1 million from the State of SC will be used for site remediation activities, including to supplement the EPA funds, if needed for any discovery of unanticipated contaminants or potential sources, and cleanup activities not covered by the EPA Cleanup grant, including demolition of the remaining partial structures after asbestos abatement and the removal of the concrete slab and parking lots. If additional remediation funds are still required, the Town may apply for a loan from SCDHEC’s EPA Brownfields Cleanup Revolving Loan Fund (RLF).

**1.c.iii. Resources Needed for Site Reuse:**

The redevelopment of the site will be implemented in four phases after the cleanup is completed. Phase 1 will involve Red Oak Developers (commitment letter attached) developing 60 townhomes with private funding. Phase 2, the reuse of the pond and creation of playground and park area will be funded with approximately \$250,000 of the \$1 million state grant. The Town will use its C Fund allotment (funding from the tax on gasoline) to improve the Chiquola Avenue and its sidewalks. The Town will continue to seek additional funds to implement Phases 3 and 4, including the South Carolina Park and Recreation Development (PARD) Fund for the park development, a trails grant from the South Carolina Department of Parks, Recreation and Tourism (SCPRT) Recreational Trails Program (RTP), and Community Development Block Grants (CDBG) for streetscaping and sidewalk improvements. The Town is committed to working with the community, stakeholders, developers, and partners to secure the resources necessary to complete the redevelopment of the site.

**Resources Needed for Site Characterization, Remediation, and Reuse**

Name of Resource	Is the Resource for (1.c.i.) Assessment, (1.c.ii.) Remediation, or (1.c.iii.) Reuse Activities?	Is the Resource Secured or Unsecured?	Additional Details or Information About the Resource
\$1M State Grant	1.c.i., 1.c.ii., and 1.c.iii	Secured	Unrestricted allocation from state budget, which can be used for assessment, cleanup, and/or redevelopment activities
Red Oak Developers	1.c.iii.	Secured	Letter committing to the project pending Removal of ACM and contaminated soils

PARD	1.c.iii.	Unsecured	Park development in floodplain
SCPRT RTP Grant	1.c.iii.	Unsecured	Trails system through the park
CDBG	1.c.iii.	Unsecured	Streetscape improvements
Municipal Assoc SC	1.c.iii.	Secured	Matching funds (up to \$2500) for façade improvements on store fronts in downtown Honea Path
C Funds (tax on gasoline)	1.c.iii.	Unsecured	Improve Chiquola Mill Avenue

**1.c.iv. Use of Existing Infrastructure:**

As a former industrial site, sufficient existing water, sewer, and electrical utilities exist at the site to be reused for the proposed redevelopment. Private developers will finance and extend necessary roads and infrastructure specific to their redevelopment plans. Stormwater management will be funded by the state grant. No additional infrastructure needs are anticipated.

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

**2.a. Community Need:**

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

The closure of the Chiquola Mill significantly impacted the Town of Honea Path and, in particular, the surrounding mill village. In the decades following the closure, the Town lost over 10% of its population, dropping to just 3,359 by the 2021 American Community Survey 5-year estimates by the Census Bureau. The Town is taking proactive steps towards the cleanup and redevelopment of the mill site, including securing a special \$1 million state grant. However, the cleanup requires even more funding, and the Town has limited means to raise the additional funds due to its **small population** and **lower income** residents. COVID 19 hurt an already bad situation. The tax base was already low with a small population and only a 43% occupancy (20 out of 47) of its storefronts. The Hospitality Tax funding reduced as restaurants closed and then could not find workers to fully re-open. As the following table shows, the median household income in Honea Path is about 30% lower than the County and State's, while the per capita income in the Town is 23% less than the County's and 28% less than the State's. The community remains severely financially challenged and is unable to fund the cleanup and redevelopment of the site without grant assistance.

Demographic Data (ACS 2020 5-year estimates)	Honea Path	Anderson County	South Carolina
Total Population	3,659	202,223	5,078,903
Median Household Income	\$40,714	\$56,796	\$58,234
Per Capita Income	\$23,571	\$30,616	\$32,823
Median Home Value	\$90,200	\$160,700	\$181,800
Moved in prior to 1990	30.3%	15.2%	12.0%
Built prior to 1970	47.6%	25.6%	21.7%
% Under 5 years of age	6.7%	5.7%	5.6%
% Over 62 years of age	24.8%	21.8%	21.7%

**2.a.ii. Threats to Sensitive Populations:**

**2.a.ii(1) Health or Welfare of Sensitive Populations:**

The EPA's EJScreen Mapping Tool shows within a 0.5-mile radius of the Chiquola Mill site, the demographic index (a combination of percent low-income and percent minority) in the 64<sup>th</sup> percentile of the US. Close to half of the housing stock in the Town was built prior to 1970, and no housing units have been added since 2019. The EJScreen Lead Paint indicator places the target area in the 93<sup>rd</sup> percentile in the State and 86<sup>th</sup> percentile in the US. The Low Income Population is in the 71<sup>st</sup> percentile for the State and 79<sup>th</sup> for the US, while the unemployed (18%) percentile is 94<sup>th</sup> in the state and US. The Target Area also has elevated percentages of children (59<sup>th</sup> percentile according to EJScreen), a population that is particularly sensitive to environmental contamination, including the lead-paint in houses and lead, arsenic, PAHs, and ACM at the Chiquola Mill site. The health and welfare of the mill village was particularly impacted by the closing of the mill – jobs were eliminated, the neighborhood lost residents as many families moved away



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in search of jobs, and those remaining face the blight of the piles of debris on the site and the risks of exposure due to lingering environmental contamination. Residents near the site can be exposed to these dangerous constituents through a variety of ways. For example, exposed soils contaminated with PAHs and heavy metals may be transported to neighboring properties through stormwater runoff and/or wind-blown dust. As the previous table shows, almost 30% of residents have lived in Honea Path over 30 years, leading to potential long-term exposure to the site contaminants. Trespassers (many times kids looking for somewhere to play and explore) may also be exposed to lingering contaminants in debris, building materials, and site soils. The site cleanup will prevent further exposure of the sensitive population (low-income and children) to the identified site contaminants through source removals and capping. The redevelopment of the site will create new, lead-free paint, affordable housing for residents and provide safe, contaminant-free areas for play and recreation.

**2.a.ii(2) Greater Than Normal Incidence of Disease & Adverse Health Conditions:**

The sensitive population in Honea Path are particularly susceptible to chronic health impacts that the known contaminants may cause. According to data provided by SCDHEC, the Target Area has an elevated rate of asthma inpatient discharges in 2021 – 6.10 per 10,000 population for Honea Path compared to 3.83 for Anderson County and 3.06 for South Carolina.<sup>viii</sup> Exposure to airborne particulates, such as wind-blown contaminated soils and asbestos, may contribute to and/or complicate asthma and other respiratory diseases in the target communities. As the following table shows, the target communities experience increased rates of cardiovascular diseases. Exposure to heavy metals and PAHs are linked to increased rates of hypertension, coronary heart disease, stroke, congestive heart failure and cardiovascular mortality.

Percentage of Individuals experiencing Health Conditions <sup>ix</sup>	Honea Path	Anderson County	South Carolina
Congestive Heart Failure	5.1	2.8	3.6
Coronary Heart Disease	4.6	3.0	3.0
Stroke	4.5	3.6	4.1
High Blood Pressure (Hypertension)	31.5	24.2	24.6
Asthma	10.3	10.3	11.1

Many of the residents of Honea Path have lived their entire lives in the area, resulting in long-term potential exposure to carcinogens on the adjacent brownfields. Thus, the overall incidence rate for cancers and the age-adjusted mortality rate from cancers are significantly higher in Anderson County (data unavailable at town level) than the state or US, as the following table shows. The Target Area has a higher rate of Lung Cancers, which have been linked to PAHs. Plus, the Target Area has increased incidences of Kidney Cancers, also linked to PAHs; and Prostate Cancer linked to arsenic.

National Cancer Institute State Cancer Profiles <sup>x</sup>	Anderson County	South Carolina	U.S.
Incidence Rate of Lung Cancers	65.5	58.7	54.0
Incidence Rate of Colon & Rectum Cancers	43.0	35.5	36.5
Incidence Rate of Kidney & Renal Pelvis Cancer	18.7	17.4	17.2
Incidence Rate of Prostate Cancer	112.2	109.8	110.5
Incidence Rate of All Cancer Sites	453.1	430.8	442.3
Age-Adjusted Mortality Rate (All Cancers)	161.6	158.6	149.4

Furthermore, the Target Area experiences a greater rate of birth defects compared to the state<sup>xi</sup>, and exposures to metals (Lead) and semi-volatiles (PAHs) have been linked to birth defects.

Birth Defects	Honea Path	Anderson County	South Carolina
Rate per 10,000 live births	254	318	204

The cleanup funded by this grant and eventual redevelopment of the former mill site will reduce the exposure risk to the known contaminants and help lower the incidences of adverse health conditions in the targeted community.

**2.a.ii(3) Promoting Environmental Justice:**

**2.a.ii(3)(a) Identification of Environmental Justice Issues**

The residents of the Chiquola Mill village are located in close proximity to the blighted former mill site with many homes even sharing a common property line or being located within only a few blocks of the site. In the past, the Target Area disproportionately shared the negative environmental consequences of the industrial operations, and now the low-income and children (Sec.2.a.ii(1)) of the neighborhoods adjacent to the site continue to disproportionately share the negative environmental legacy of the site. Since the census tract stretches beyond the mill village and the town limits, the site is not located in a disadvantaged tract according to CEJST. However, according to the EPA’s EJScreen Mapping Tool, the sensitive populations in the Target Area has elevated levels of particulate matter, cancer risk, respiratory hazard index, a higher proximity to hazardous waste sites, and a greater risk of exposure to lead based paint, when compared to state and national percentiles. The residents face the environmental justice challenges resulting from a time when government policies allowed heavy industries and residential properties to locate in close proximity. At the time that the mill was built, knowledge of contaminants from the mill operations and their effects were unknown, and it was the cultural norm was to build the mill village adjacent to the mill for ease of traveling to work. Thus, residents of the Target Area are at more risk of exposure to wind-blown contaminants or contaminated site runoff.

**EJSCREEN Indicators, ½-mile Buffer of Chiquola Mill**

Supplemental Indices (percentile)	%ile in State	%ile in US
Particulate Matter (PM 2.5)	94	88
Air Toxics Cancer Risk	82	89
Respiratory Hazard Index	80	93
Lead Paint Indicator	93	86
Hazardous Waste Proximity	95	86

EJSCREEN Mapper Tool accessed October 2023

**2.a.ii(3)(b) Advancing Environmental Justice**

Site cleanup under this project will remove site contaminants to prevent additional offsite transport and exposure to contaminants to the neighboring sensitive populations. Further, site redevelopment will provide housing and a recreational area for the community – trails for exercise and space for community gatherings. Rather than displace residents, the redevelopment will provide 60 units of much-needed new, affordable, lead-free housing, which will further strengthen the historic mill village.

**2.b. Community Engagement:**

**2.b.i. Project Involvement:**

**2.b.ii. Project Roles:**

Name of organization	Point of contact (name, email & phone)	Specific involvement in the project or assistance provided
Honea Path Planning Committee	Dot Evans, Chair [REDACTED]	Participate in community meetings, solicit input from residents and businesses, support cleanup and reuse planning
Honea Path Pentecostal Holiness Church	Pastor Shane Elrod <a href="mailto:pastormselrod@hotmail.com">pastormselrod@hotmail.com</a> 864 706-9895	Located at the center of mill village, host community meetings; distribute project information
Honea Path Civitan Club	Larry Young, President [REDACTED]	Distribute project information to members, participate in cleanup and redevelopment planning
Honea Path Troop 5 Boy Scouts	Darrell Green, Scout Master <a href="mailto:hptroop5@charter.net">hptroop5@charter.net</a> 864-933-5285	Provide voice for youth of community; participate in meetings
Dogwood Garden Club	Jodie Fleming [REDACTED]	Participate in community meetings, distribute project information, participate in cleanup and reuse planning

**2.b.iii. Incorporating Community Input:**

The Town will continue to build upon the community outreach efforts started during the FY17 Brownfields Assessment grant and continued through the development of this grant application. On



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October 17<sup>th</sup>, the Town held a community meeting to request input on the grant application and ABCA. The meeting was well attended by 19 people, and all were very supportive of the plan to cleanup and redevelop the site. One written comment left at the sign-in table stated, “This is a much needed project for the Town of Honea Path. It will mean so so much to the future of the town to secure this funding and be able to take care of the unsightly and dangerous mill site.” As such, a Community Involvement Plan (CIP) will be developed at the start of the project to plan for the deliberate involvement of community members, particularly those living in close proximity to the mill site. The plan will include hosting a series of community meetings at the Honea Path Pentecostal Holiness Church in the heart of the mill village. The meetings will include a virtual option to accommodate those that cannot attend for health or other reasons. The meetings will be held before key milestones, including at the project kickoff, prior to site work commencing, and after site work is completed. In support of these efforts, we will prepare outreach and promotional materials to be distributed at meetings, via mail or email, newspapers, and the Town’s website and social media. We will also continue to reach out to local reporters to ensure the information, public meetings, requests for input, and project successes are covered in the local media. Input on project activities and decisions, such as on the remedial options, cleanup activities (e.g., truck routes, hours of operations, protective measures, etc.), and redevelopment plans, will be solicited from residents, particularly within the mill village, and community stakeholders throughout the project via these meetings and outreach channels. The Town’s project team will carefully consider all input and community feedback for incorporation and provide responses directly to the community on how it was considered and incorporated.

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

**3.a. Proposed Cleanup Plan:**

SCDHEC has been integrally involved throughout the assessment and cleanup planning phases for the subject property. The property is enrolled in the Voluntary Cleanup Program, and the VCC is tailored to ensure the site meets the standards for the proposed reuse. The SCDHEC Project Manager will continue to provide oversight, review, and approval of all cleanup activities. A draft ABCA was completed in October 2023 and recommended the following remedial option to address ACM, PAHs, and metals as the contaminants of concern (COC) for this project. The site cleanup activities will include removing the first 2 feet of contaminated soil in areas of concern designated for reuse as park space, installing a demarcation barrier, and backfilling with an approved backfill material to grade (cap); and, the abatement of identified ACM in the debris piles and remnants of onsite structures. A groundwater use restriction will also be placed on the deed to prevent exposure to contaminated groundwater. The ACM debris piles are estimated to be 10,750 tons. The areas of soil contamination to be excavated include a total of 2 acres impacted by metals and PAHs. The soil and materials will be excavated to a depth of 2 feet, a demarcation barrier will be installed, and the area will be backfilled to grade with 1-1.5 feet of clay and 0.5-1 feet of topsoil. The cap (barrier, clay, and topsoil) will be maintained as an engineering control to prevent future exposure and migration of contaminants.

The recommended option addresses the risks associated with the COC, thereby removing the exposure threat to users or offsite receptors and making the site suitable for redevelopment as a multi-family housing and recreational park space for the Town.

**3.b. Description of Tasks/Activities & Outputs:**

**3.b.i. Project Implementation, 3.b.ii. Anticipated Schedule, 3.b.iii. Task Lead, & 3.b.iv. Outputs:**

<p><i>Task 1 – Project Management:</i></p> <p>i. Town Project Manager will be responsible for the overall execution and management of the project with support from other Town staff. He will track project tasks, schedule and budget; oversee the work of the Qualified Environmental Professional (QEP); procure and oversee the brownfields cleanup contractor; and report on project activities and accomplishments to stakeholders. The project team will meet monthly to ensure the project remains on schedule and budget. The QEP will support reporting activities and will develop a Final Cleanup Report to document all project activities. The Town will provide personnel as an in-kind contribution.</p>
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ii. Schedule: October 1, 2024, to September 30, 2028; QEP procurement already completed; cleanup contractor procurement in 2 <sup>nd</sup> quarter
iii. Lead: Town Project Manager
iv. Outputs: 48 meetings, 16 Quarterly Reports, 4 DBE reports, 4 FFRs, 1 Final Cleanup Report
<b>Task 2 – Community Outreach:</b>
i. The Town will work closely with our community partner organizations throughout the project. The Town will draft a CIP at the start of the project and will plan and conduct a series of stakeholder meetings at key milestones in this project. The Town will establish an information repository and will communicate project information through local newspapers, social networking platforms, and other electronic means.
ii. Schedule: October 1, 2024, to September 30, 2028 with key public meetings in October 2024 (kickoff), June 2025 (prior to cleanup start), November 2025 (after cleanup), and January 2026 and July 2026 for finalization of redevelopment plans.
iii. Lead: Town Project Manager; Assist: QEP
iv. Outputs: 1 CIP, 5 Community Meetings, 6 Articles, 1 Info Repository
<b>Task 3 – Cleanup Planning</b>
i. Activities will include finalizing the ABCA document to include obtaining review and approval from EPA and SCDHEC Project Managers, placing the ABCA on a 30-day public review and comment period, preparing the Quality Assurance Project Plan (QAPP) for confirmation soil sampling, negotiating and receiving the necessary regulatory approvals, and preparing bid documents for the solicitation of cleanup contractors.
ii. Schedule: October 1, 2024 to June 30, 2025
iii. Lead: QEP; Assist: Town Project Manager
iv. Outputs: 1 ABCA, 1 QAPP, 1 HASP, 1 Set of Bid Documents
<b>Task 4 – Site Cleanup</b>
i. The Town will use the majority of the grant funds for the actual site cleanup activities. The Town will competitively procure a remediation contractor, which the Project Manager will oversee with the assistance of the QEP. Based on the Phase II ESAs of the property and the findings from the draft ABCA, contractor cleanup activities will include contaminated soil and debris removal and disposal, capping, and ACM abatement. The QEP will work with SCDHEC to certify the cleanup is complete.
ii. Schedule: July 1, 2025, to December 31, 2025
iii. Lead: Contractor; Assist: QEP, Town Project Manager
iv. Outputs: 1 Certificate of Completion

**3.c. Cost Estimates:**

All cost estimates are based upon costs incurred on the Town’s FY17 EPA Brownfields Assessment Project and information provided by the QEP and remediation contractors from similar brownfield cleanup projects.

**Task 1 – Project Management:**

**Travel Costs:** 2 staff attend 2 regional workshops (2x2x\$500/person), 2 staff attend 2 national conferences (2x2x\$1,500/person) = **\$8,000**

**Contractual Costs:** 48 project team meetings (48x\$375); 16 Quarterly Reports (16x\$450); 4 annual reports (4x\$150); 1 final summary report (\$5,000); ACRES updates (6x\$250) = **\$32,300**

**Task 2 – Community Outreach:**

**Contractual Costs:** CIP (1x\$3,000); Outreach meetings (5x\$1,500); Articles/media updates (6x\$500); Maintain Info Repository (\$500) = **\$14,000**

**Task 3 – Cleanup Planning:**

**Contractual Costs:** Finalize ABCA, including incorporating comments from public notice and regulatory review (\$2,500); QAPP (\$4,000); Health & Safety Plan (HASP) (\$1,000); develop erosion and sediment control plans and apply for land disturbance permit (80 hrs @ \$185/hr = \$14,800); development of bid

Chiquola Mill, Honea Path, South Carolina

documents (RFP) for site cleanup activities, evaluation of bids, calling references, coordination of a pre-bid onsite meeting and selection of contractors (60 hrs @ \$165/hr = \$9,900); provide oversight of cleanup activities (30 days @ \$1,160/day = \$34,800); and complete soil confirmation sampling (2 days @ \$1,160/day + \$12,500 labs = \$14,820) = **\$81,820**

**Task 4 – Site Cleanup:**

*Construction Costs:* Remove excess vegetation and prepare site (\$12,000); Excavate and dispose of 6,450 CYD of contaminated soil at \$105/CYD (6,450 CYD x \$105 = \$677,250); Backfill with clay and topsoil at \$25/CYD (6,450 CYD x \$25 = \$161,250); Backfill basement area with clean fill and topsoil at \$25/CYD (4,000 CYD x \$25 = \$100,000); Remove and Dispose of 10,750 tons of ACM debris at \$145/ton (10,750 x \$145 = \$1,558,750); Abandon six monitoring wells (6 wells x \$900/well = \$5,400) = **\$2,514,650**

In summary, the total cost of project activities is estimated to be **\$2,650,770**. Project tasks are scheduled to be completed well within the four-year timeframe of this grant.

Budget Categories		Project Tasks (\$)				Total
		Project Management	Community Outreach	Cleanup Planning	Site Cleanup	
Direct Costs	Personnel					
	Fringe Benefits					
	Travel	\$8,000				\$8,000
	Equipment					
	Supplies					
	Contractual	\$32,300	\$14,000	\$81,820		\$128,120
	Construction				\$2,514,650	\$2,514,650
	Other					
Total Direct Costs		\$40,300	\$14,000	\$81,820	\$2,514,650	\$2,650,770
Indirect Costs						
Total Funding Requested		\$40,300	\$14,000	\$81,820	\$2,514,650	\$2,650,770

**3.d. Plan to Measure and Evaluate Environmental Progress and Results:**

The Town’s project team will meet monthly to track the project’s progress in fulfilling the scope of work, goals, and objectives. Each Quarterly Report submitted to EPA will include an update of project expenditures and will track activities and expenses against the project’s schedule. If needed, corrective actions will be taken to ensure the project remains on schedule, within budget, and completed well within the four-year period of performance. Specific performance metrics detailed in the Work Plan will be used to summarize project accomplishments, and the project team will review and ensure that all reporting requirements are being met timely and the project continues to comply with all terms and conditions of the grant. Additionally, site-specific information will be routinely entered and tracked in the online ACRES database. At a minimum, the outputs to be tracked include the number of public meetings, meetings with community groups, cleanup report, final ABCA, and final redevelopment plan; and, the outcomes to be tracked include community participation, acres ready for reuse, redevelopment dollars leveraged, and jobs created.

**4. PROGRAMMATIC CAPABILITY & PAST PERFORMANCE:**

**4.a. Programmatic Capability:**

**4.a.i. Organizational Structure & 4.a.ii. Description of Key Staff:**

Incorporated in 1917, the Town of Honea Path is governed by a mayor and six council members. The mayor serves as the administrative head of the Town, supported by a town clerk/treasurer and two assistant clerks. He also oversees the police, fire, utility, and parks and recreation departments. The Town administrative staff have the capability and experience to manage a variety of grants. Thus, Chris Burton, the Mayor of Honea Path, will serve as the Brownfields Project Director and will be assisted by the Town Clerk/Treasurer, Amanda Porter. Mayor Burton was elected mayor in 2019 on a platform to “clean up our

## Chiquola Mill, Honea Path, South Carolina

town.” He assumed management of the previous EPA Brownfields Grant and has managed \$12 million in state and local grants during his tenure as Mayor. He graduated from Dixie High School and Tri-County Technical College with a degree in industrial electronics. He is also an assistant professor of mechatronics at Greenville Technical College. Ms. Porter graduated from Dixie High School and worked in her family’s restaurant business, eventually owning and running the restaurant. After the business was sold in 2021, she began working for the Town, where she has supported the mayor in the management of \$12 million in state and local grants.

### **4.a.iii. Acquiring Additional Resources:**

In order to implement the grant from the State of South Carolina and in anticipation of applying for this funding, the Town followed procedures in compliance with state and federal (2 CFR 200 and EPA’s rule at 2 CFR 1500) requirements to procure an experienced brownfields consultant (QEP). Four responses were received by the October 4, 2022, deadline after a Request for Qualifications was issued on August 23, 2022, and a consultant was selected. A contract to serve as the QEP for implementation of the cleanup grant will be negotiated with the selected consultant after grant awards are announced. The selected consultant will support the project management, cleanup planning, and cleanup oversight for this project. The consultant will assist the Town with the development of bid specifications for a remediation contractor. The Town will then again follow the compliant procedures to procure a remediation contractor to complete the contaminated soil and debris removal, capping, and ACM abatement activities on the site. The Town will encourage local contractors to apply and/or seek subcontracting opportunities with larger firms.

### **4.b. Past Performance & Accomplishments:**

#### **4.b.i. Currently Has or Previously Received an EPA Brownfields Grant:**

##### **4.b.i.(1) Accomplishments:**

In October 2017, the Town received a \$300,000 Brownfields Assessment Grant, which focused on the Chiquola Mill site. The project team completed a Phase I ESA, Asbestos Surveys, and a Phase II ESA to characterize soil, groundwater, surface water, and sediments at the site. The site was enrolled in a VCC with SCDHEC. The team also completed an Asbestos Abatement Project design, a Debris Abatement Plan, and the removal of asbestos piles to provide access for Phase II activities. A Structural Stability Study was implemented to provide guidance on ACM abatement in the partially demolished buildings. Overall, 21.6 acres were assessed, and the grant (with a contribution from the Town) removed four ACM piles from 0.45 acres to facilitate Phase II sampling. The project determined the extent of environmental contamination and the cleanup needs for redevelopment of the Chiquola Mill.

##### **4.b.i.(2) Compliance with Grant Requirements:**

The Town completed the project in compliance with the workplan, schedule, and terms and conditions of the cooperative agreement. The results of the project were reported in a timely manner and entered into ACRES. The Town submitted all required technical and administrative reports in a timely manner. The project closed on March 30, 2021, with all funds expended.

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<sup>i</sup> <http://www.honeapath.com/history.htm>

<sup>ii</sup> Riddle, Lyn, The Greenville News, SC, October 23, 2013, “Journalist faces family’s role in SC mil violence,” <http://www.usatoday.com/story/news/nation/2013/10/23/journalist-book-familys-role-in-sc-mil-violence/3171745/>.

<sup>iii</sup> <http://www.sciway.net/sc-photos/anderson-county/chiquola-mill.html>; & George Stoney. "Filming 'The Uprising of '34'", Southern Changes: The Journal of the Southern Regional Council, 1978-2003. Retrieved August 2, 2013.

<sup>iv</sup> Beacham, Frank. September 7, 2014. <http://archive.independentmail.com/features/80-years-ago-a-violent-day-at-chiquola-mill-shaped-honea-path-ep-597227179-345066662.html>.

<sup>v</sup> <http://archive.independentmail.com/features/80-years-ago-a-violent-day-at-chiquola-mill-shaped-honea-path-ep-597227179-345066662.html>.

<sup>vi</sup> *Phase I Environmental Site Assessment: Former Chiquola Mill, ECS Project No. 49-1772*, Prepared by ECS for Town of Honea Path, April 13, 2016.

<sup>vii</sup> Honea Path Conceptual Planning Charrette Report for Honea Path, SC. Community Design Solutions, 2007

<sup>viii</sup> SCDHEC. Inpatient Hospitalizations for the Calendar Year 2021.

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

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

<sup>xi</sup> SCDHEC. Birth Defect Surveillance Data: 2017-2018.

Threshold Criteria

**1. Applicant Eligibility:**

- a. The Town of Honea Path, South Carolina (Town) is a general-purpose unit of local government as defined under 2 CFR 200.64.
- b. The Town is not a 501(c)(4).

**2. Previously Awarded Cleanup Grants:**

The site has not received funding from a previously awarded EPA Brownfields Cleanup Grant.

**3. Expenditure of Existing Multipurpose Grant Funds:**

The Town affirms that it does not currently have an open EPA Brownfields Multipurpose Grant.

**4. Site Ownership:**

The Town owns the site. The site, 21.6 acre former Chiquola Mill property, was acquired from J & P Specialties, Inc. on April 23, 2018.

**5. Basic Site Information:**

- a. Former Chiquola Mill Site
- b. 410 Chiquola Avenue, Honea Path, South Carolina 29654.

**6. Status and History of Contamination at the Site:**

- a. The Site is contaminated by hazardous substances. A Phase II Environmental Site Assessment (ESA) Report dated December 7, 2020, concluded that the soils contained elevated levels of heavy metals and polycyclic aromatic hydrocarbons (PAHs) in the soils in the area of the mill operations. In addition, several asbestos surveys have been conducted at the Site. The most recent one, report dated June 6, 2018, found Asbestos Containing Materials (ACM) in debris piles and partially demolished buildings on the site.
- b. The Site operated as a textile mill from approximately 1903 to 2003, one hundred years, initially producing coarse sheeting, then later, print cloth. The site is currently vacant. It is littered with large stacks of demolition debris and partially demolished and dilapidated structures.
- c. The soils at the Site are contaminated with heavy metal, primarily arsenic and lead, as well as polycyclic aromatic hydrocarbons (PAHs). Chromium and thallium exceed SC Class GB and Maximum Contaminant Level (MCL) and EPA MCLs in groundwater. ACM is found in debris piles and partially demolished structures on site.
- d. It is likely that the Site became contaminated from use as a textile mill operating for approximately 100 years. A Phase II Environmental Site Assessment conducted with the Town's EPA Brownfields Assessment Grant Funds found, in a report dated

Threshold Criteria

December 7, 2020, that the soils contained elevated levels of heavy metals and polycyclic aromatic hydrocarbons (PAHs) mainly in the soils in the area of the mill operations and groundwater contamination by metals also. Asbestos surveys, the most recent dated June 6, 2018, found ACM in debris piles and partially demolished buildings on the site. There are estimates of at least 10,000 tons of ACM on site.

**7. Brownfields Site Definition:**

- a. The Site is not listed or proposed for listing on the National Priorities List.
- b. The Site is not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA.
- c. The Site is not subject to the jurisdiction, custody, or control of the U.S. Government.

**8. Environmental Assessment Required for Cleanup Grant Applications:**

A Phase II ESA was completed at the site with a Report dated December 7, 2020. This Phase II ESA was performed pursuant to an EPA and South Carolina Department of Health and Environmental Control (SCDHEC) approved Generic and Site-specific Quality Assurance Project Plan under SC Voluntary Cleanup Contract (VCC)18-6086-NRP and EPA's Cooperative Agreement BF-00D61517-1.

**9. Site Characterization**

- a. N/A
- b. Attached is a Letter from the SCDHEC, the State of South Carolina's Environmental Authority affirming that the Former Chiquola Mill site is eligible to enroll in the state's voluntary response program and is in fact currently enrolled, SC VCC 18-6086-NRP. Further, it indicates that there is a sufficient level of site characterization from environmental site assessment performed to date for remediation work to being on the Former Chiquola Mill site.
- c. N/A

**10. Enforcement or Other Actions:**

The Town is not aware of any ongoing or anticipated environmental enforcement or other actions related to the Site. The Town is not aware of any inquiries or orders from federal, state, or local government entities on the subject property. The Town is aware that a State order was issued to the previous property owner, J&P Specialties for asbestos violations.

**11. Sites Requiring a Property-Specific Determination:**

The Site does not require a property-specific determination.

**12. Threshold Criteria Related to CERCLA/Petroleum Liability:**

- (a) Property Ownership Eligibility – Hazardous Substances Sites
  - iii. LANDOWNER LIABILITY PROTECTIONS FROM CERCLA §107 Liability



Threshold Criteria

- (1) Bona Fide Prospective Purchaser Liability Protection

The Town is NOT potentially liable for contamination at the site under CERCLA §107.

  - a. Information on the Property Acquisition
    - i) The Town purchased the property from the previous property owner, J & P Specialties, Inc.
    - ii) April 23, 2018
    - iii) The Town holds fee simple title to the property. No other entities own the property.
    - iv) The Site was acquired from J & P Specialties, Inc.
    - v) There are no known familial or corporate relationships or affiliations with the any of the previous owners: J & P Specialties, Inc.; Blair Mills, LLC; Blair Mills LP; Chiquola Properties, LLC; Chiquola Industrial Products Group, LLC; Chiquola Manufacturing later Springs Industries
  - b. Pre-Purchase Inquiry
    - i) An AAI compliant (ASTM 1527-13) Phase I ESA was completed with a report dated March 1, 2018. This assessment was performed for the Town of Honea Path as part of its environmental due diligence on the Site using funds from the Town of Honea Path's Brownfield Assessment Program (BF-00D61517).
    - ii) The AAI compliant (ASTM 1527-13) Phase I ESA was completed by Cardno, Inc. for use by the Town prior to the Town's acquisition of the property from J & P Specialties, Inc. Cardno staff were/are fully qualified to complete the Phase I ESA and met/meet the definition of the Environmental Professional (E.P.) as defined by the standard. The Environmental Scientist for Cardno who performed the Phase I had at the time of the Phase I over 18 years of experience in environmental practice. He has managed and/or otherwise been directly involved in hundreds of environmental site assessments. In the Phase I ESA Report, he declared that, to the best of his professional knowledge and belief, he meets/met the definition of an EP as defined in 40 CFR § 312.10. He has/had the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. He developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312 and ASTM 1527-13.
    - iii) The Phase I ESA Report is dated March 1, 2018, and the Town acquired the property on April 23, 2018.
  - c. Timing and/or Contribution Toward Hazardous Substances Disposal

The site, a textile mill operated from 1903 until approximately 2003. Its last owner began demolition of the buildings on the site

Threshold Criteria

but was stopped by SCDHEC for failure to comply with asbestos regulations. All contamination occurred prior to the Town's acquisition of the property on April 23, 2018. The Town has not caused or contributed to any release of hazardous substances at the Site. The Town has not, at any time, arranged for the disposal of hazardous substances at the Site or transported hazardous substances to the Site.

d. Post-Acquisition Uses

The Site has remained vacant since the Town acquired it. There have been no users of the Site since the Town acquired it.

e. Continuing Obligations

i) No continuing releases of hazardous substances have been discovered or are known at the Site. If a release occurs, the Town will take every reasonable step to stop the release.

ii) The Town is not aware of any threat of a release. If a threat of a release becomes known, the Town will take all reasonable steps to prevent such release and any future releases.

iii) In order to prevent and/or limit exposure to remaining potential contaminants, the Town has entered into VCC 18-6086-NRP with SCDHEC and is complying with the terms on the VCC. It has posted a sign at the most visible portion of the Site with information about the need for cleanup as well as contact information for the Town and SCDHEC. The VCC's sign language and location is approved by SCDHEC. A listing of grant accomplishments which included the need to abate asbestos piles from the site in order to access sampling points to conduct the Phase II ESA that was required by DHEC was published in the local newspaper prior to the start of the removal. This publication was done in lieu of a public meeting because of COVID concerns. Town Council members and the Honea Path's State Senator were present (outside) at the site when cleanup of the four piles began. This event was covered by the local television station.

Also, as required by the VCC and in order to apply for this grant, the Town contracted for an Analysis of Brownfields Cleanup Alternatives (ABCA) to be prepared. This draft ABCA was placed on public notice on October 18, 2023, along with the draft EPA Brownfields Grant Application. Both of these documents include sections on the contamination at the site and the need for cleanup. A well-attended public meeting was held on October 17, 2023. A presentation was made that explained the results of the Phase II ESA. Further, copies of the ABCA and the draft EPA Brownfields Cleanup Application were provided at the meeting as well as left at Town Hall for the public.

The Town confirms its commitment to the following:

Threshold Criteria

- i) Comply with all land-use restrictions and not impede the effectiveness or integrity of any institutional controls;
  - ii) Assist and cooperate with those performing the cleanup and provide access to the property;
  - iii) Comply with all information requests and administrative subpoenas that have or may be issued in connection with the property; and
  - iv) Provide all legally required notices.
  
- (b) Property Ownership Eligibility – Petroleum Sites  
This Site is not a petroleum site, and the Town is not requesting petroleum funding.

**13. Cleanup Authority and Oversight Structure**

- a. The Town of Honea Path, a non-responsible party, entered VCC 18- 6086-NRP with the SCDHEC. Under the VCC, SCDHEC will provide oversight of the cleanup of the Former Chiquola Mill Site. Upon completion of the cleanup to the satisfaction of SCDHEC, the Town will receive a Certificate of Completion.

The Town has sought the technical expertise of a brownfield/environmental consultant to manage and oversee the cleanup activities at the site property. We have procured a qualified consultant with brownfields experience through a competitive process in accordance with the competitive procurement provisions of 2 CFR §§ 200.317 through 200.327 and our own procurement requirements. Upon award of the cleanup grant, we will procure a cleanup contractor to perform the actual removal/remedial work pursuant to EPA’s competitive procurement provisions as stated above.

- b. The Phase II ESA did not give any indication that contamination has migrated by soil or groundwater from the property, so it is unlikely that impact has occurred on adjacent properties that must be remediated. Further, the cleanup is likely to be the removal of or capping of contaminated soils and removal of ACM from the site itself. We do not anticipate the need for access to adjacent properties to conduct the cleanup; we do not anticipate the need to perform confirmation sampling off the site. Care will be taken to ensure that there is no offsite migration of contamination. Air monitoring will be conducted at the perimeter of the site during asbestos abatement. The Town of Honea Path is a small town (between 3,000 and 4,000), and Town officials and Council members know most everyone in the Town. Further, one of our community partners is the Pentecostal Holiness Church which is located in the mill village next to the site. So, if off-property access is necessary for any of the proposed remedial activities, the Town expects no problems obtaining access to adjacent properties.

**14. Community Notification**

- a. Draft Analysis of Brownfield Cleanup Alternatives

Threshold Criteria

A copy of the Draft ABCA is attached. Cleanup alternatives and a recommended solution were presented in the public meeting held on October 17, 2023. A hard copy of the Draft ABCA was left for review at Town Hall and is available upon request from the Mayor's assistant. This information as well as the contact information for the Town's assistant was published in the local newspaper with the notification of the community/public meeting.

b. Community Notification Ad

The Town placed a Legal Notice in *The News Chronicle*, a general circulation in Belton/Honea Path, SC, to provide the community with notice of its intent to apply for cleanup grant funding. A copy of the notice is attached. 98.7% of Honea Path's population is English speaking, so the notification was limited to English. The newspaper ad was printed twice on October 4 and 11, 2023. The meeting was well attended by 19 people.

c. Public Meeting

A public input meeting was held at Town Hall on October 17, 2023, to discuss the brownfield cleanup grant application and ABCA. A virtual option was not requested, but offered as noted in the newspaper notification ad. Town Hall is handicap accessible. 98.7% of Honea Path's population is English speaking, so it was not necessary to offer translation. The findings of the ABCA were presented and community members were able to ask questions regarding the ABCA, the cleanup project at the site, and the grant application. There was good discussion and questions at the meeting, but there were no comments that would necessitate a change in the ABCA and/or grant application. Further, no comments were received on the ABCA or grant application through November 3, 2023. The public notice period for the ABCA will continue until November 17, 2023. If comments are received warranting a modification of the ABCA, it will be done as a part of finalization of the ABCA as a part of the pre-cleanup work. A copy of the sign-in sheet and meeting minutes and feedback is attached.

d. Submission of Community Notification Documents

The following are attached:

- Copy of the Draft ABCA, Stantec, November 15, 2022
- Copy of the Legal Notice in *The News Chronicle*, a general circulation in the Belton and Honea Path areas of Anderson County, SC.
- Several questions were asked during the meeting, and they are included in the meeting notes, but no specific comments or questions that would prompt a change in the ABCA or grant application were provided during the meeting or through November 3, 2023.
- Meeting notes from the October 17, 2023, community input session.
- A copy of the public meeting sign-in sheet.

## **15. Contractors and Named Subrecipients**

The Town of Honea Path issued a Request for Qualifications (RFQ) on August 23, 2022.

## Threshold Criteria

This RFQ was published in *South Carolina Business Opportunities* on August 24, 2022, Solicitation number 10042022a. *South Carolina Business Opportunities* (SCBO) is a live database for goods, services, information technology, construction, and engineering needs of state and local government. The South Carolina Procurement Code requires state agencies to advertise solicitations for goods, services, information technology, or construction with estimated values in excess of specified thresholds in SCBO. Other entities, such as cities, counties and school districts may voluntarily advertise in SCBO. This data base is the most utilized means of soliciting for any type of governmental work in the state of South Carolina. It is regularly monitored by firms in the State of South Carolina and beyond.

Proposals were due on October 4, 2022, giving firms over 40 days to respond. Over twenty firms requested more information about the RFQ. Four (4) proposals were received. The Town selected Stantec Consulting Services Inc. A copy of the RFQ is attached. The Town and Stantec have not entered into a contract for implementation yet. The contract will be negotiated after grant award.



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 Cleanup Grant  
Town of Honea Path, South Carolina

Dear Ms. Janovitz:

The South Carolina Department of Health and Environmental Control (the Department) acknowledges that the Town of Honea Path plans to conduct the cleanup of a brownfield site and is applying for an FY24 EPA Brownfields Cleanup Grant.

The Town of Honea Path has developed an application requesting site-specific federal Brownfields Cleanup funding for the Chiquola Mill site located at 410 Chiquola Avenue, Honea Path, SC 29654.

The Department affirms that Chiquola Mill:

- i. Is enrolled in the Department's voluntary cleanup program; and,
- ii. Has had a sufficient level of site characterization from the environmental site assessment(s) performed to date for the remediation work to begin on the site(s).

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, 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