



256 E. Eilerslie Avenue, Suite D, Colonial Heights, Virginia 23834

**VIRGINIA'S GATEWAY REGION, VIRGINIA
APPLICATION FOR USEPA'S COMMUNITY-WIDE BROWNFIELDS ASSESSMENT GRANT
Notice of Funding Opportunity (NOFO) No. EPA-I-OLEM-OBLR-25-04
ASSISTANCE LISTING NO. 66.818
Section 4B – Application Information Sheet
January 28, 2026**

1. Applicant Identification

Virginia's Gateway Region, Inc.
256 E. Eilerslie Avenue, Suite D
Colonial Heights, Virginia 23834

2. Website URL

VGR: <https://www.gatewayregion.com/>
City of Petersburg: <http://www.petersburg-va.org/>
City of Colonial Heights: <https://www.colonialheightsva.gov/>
City of Hopewell: <https://hopewellva.gov/>

3. Funding Requested

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

4. Location:

Tri-Cities of Petersburg, Colonial Heights, and Hopewell, the City of Emporia, and the surrounding counties of Dinwiddie, Prince George, Surry, Sussex, Greensville, and Brunswick.

5. Target Area and Priority Site/Property Information:

• Target Area and Census Tract/Town/City of Target Area

| <u>Target Area</u> | <u>Census Tract / Town / City</u> |
|---------------------------|--|
| Appomattox River corridor | Census Tract 51730810300, Petersburg, VA |
| Route 1/301 corridor | Census Tract 51570830100, Colonial Heights, VA Census Tract 51730811300, Petersburg, VA |
| Route 460/36/156 corridor | Census Tract 51670820600, Hopewell, VA |

• Addresses of Priority Site(s)

1. Patton Park, 501 Piamingo Aly, Petersburg, VA 23803
2. Southpark Mall, 230 Southpark Circle, Colonial Heights, VA 23834
3. Former Southside Regional Medical Center, 801 S. Adams St., Petersburg, VA 23803
4. Cavalier Square Shopping Center, Cavalier Square, Hopewell, VA 23860

6. Contacts

a. Project Director / AOR

Keith Boswell, President & CEO, VGR
Virginia's Gateway Region
256 E. Eilerslie Avenue, Suite D
Colonial Heights, VA 23834
Phone: 804-732-8971
Email: kboswell@gatewayregion.com

b. Chief Executive/Highest Ranking Elected Official

Keith Boswell, President & CEO, VGR
Virginia's Gateway Region
256 E. Eilerslie Avenue, Suite D
Colonial Heights, VA 23834
Phone: 804-732-8971
Email: kboswell@gatewayregion.com

7. Population

US Census Bureau, 2023 (ACS 5-Year Estimates):

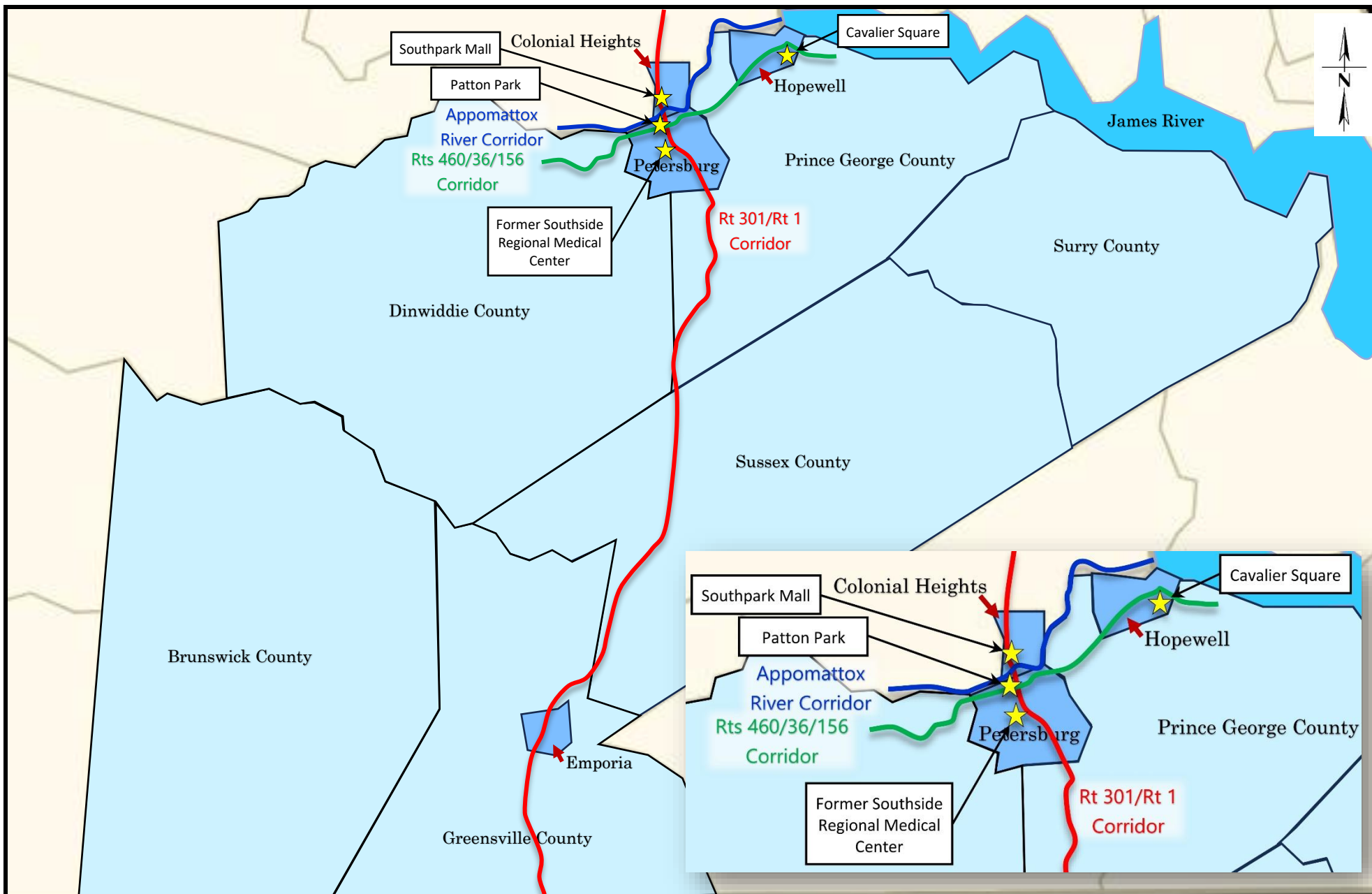
City of Colonial Heights: 18,210
City of Hopewell: 22,944
City of Petersburg: 33,261

8. Other Factors Checklist:

| Other Factors | Page # |
|---|-------------------------------------|
| Community population is 15,000 or less. | N/A |
| The applicant is, or will assist, a federally recognized Indian tribe or United States territory. | N/A |
| The priority site(s) is impacted by mine-scarred land. | N/A |
| The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them). | 2 Sect 1.b Patton Park |
| The priority site(s) is in a federally designated flood plain. | 2 Sect 1.b Patton Park |
| The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy. | N/A |
| The reuse of the priority site(s) will incorporate energy efficiency measures. | 3 Sect 1.e Cavalier Sq |
| The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters | 4 Sect 1. e |
| At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section 3.A.(2), for priority site(s) within the target area(s). | 8-9 Sect 3.e. |
| The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing. | N/A |

9. Letter from the State Environmental Authority: Attached

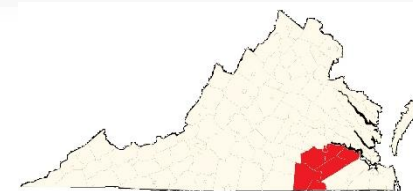
10. Releasing Copies of Applications: N/A



Virginia's Gateway Region (VGR) Target Sites

Location: Southeast Virginia

Project: US EPA Brownfields Grant Application





Commonwealth of Virginia

VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY

www.deq.virginia.gov

David L. Bulova
Secretary of Natural and Historic Resources

Michael S. Rolband, PE, PWD, PWS Emeritus
Director

January 21, 2026

Keith Boswell
Virginia Gateway Region
256 E. Ellerslie Ave. Suite D
Colonial Heights, VA 23834

VIA ELECTRONIC MAIL

Subject: Acknowledgement and Support – Virginia’s Gateway Region (VGR)
FY2026 USEPA Community-wide Brownfields Assessment Grant Program
EPA-I-OLEM-OBLR-25-04

Dear Mr. Boswell,

The Virginia Department of Environmental Quality (DEQ) is in receipt of your request for support for the above-referenced EPA Brownfields grant application. The application will be for an EPA Community-wide Brownfields Assessment Grant for Virginia’s Gateway Region (VGR). is a private, nonprofit (501(C)3) economic development organization that markets the cities of Emporia, Colonial Heights, Hopewell and Petersburg and the surrounding counties of Dinwiddie, Prince George, Surry, and Sussex. VGR fosters regional prosperity through business growth, powerful partnerships, and delivering innovative resources to its communities, and focuses its efforts on new and existing business investment and job creation and DEQ is excited to add our support for the subject EPA grant proposal.

It is our understanding that VGR has identified three target areas and at least five priority sites. VGR is teaming with their partners to focus on areas along the Appomattox River corridor, the Route 1/301 corridor, and Route 460/36/156 corridor where it is believed that Brownfields funding investment will have the most impact. Each of the priority sites has been chosen to advance current and anticipated revitalization plans in strategic areas for the local governments.

The DEQ Brownfields program is pleased to offer our support for this grant proposal. DEQ has provided Brownfields technical assistance along with site assessment and planning support using both state and federal Brownfields funding to each of the four VGR Cities and will continue to collaborate with VGR and its partners moving forward. It is our sincere hope that this EPA proposal will be successful, and that VGR and the communities that make up this team will be able to continue leveraging funds to stimulate economic development and revitalization within the target areas and region.

Acknowledgement and Support – VGR
FY2026 USEPA Community-wide Brownfields Assessment Grant Program
EPA-I-OLEM-OBLR-25-04

For any questions regarding this letter, please contact me at karen.weber@deq.virginia.gov or 804-432-7790.

Sincerely,

Weber Karen
zdm78982
zdm78982



Digitally signed by: Weber Karen
DN: CN = Weber Karen zdm78982
OU = COV-Users, End-Users, DEQ
Date: 2026.01.25 22:52:50 -05'00'

Karen Weber, P.G.
Brownfields Coordinator

cc: Cortney Marquette – DEQ-CO

VIRGINIA'S GATEWAY REGION, VIRGINIA
APPLICATION FOR USEPA'S COMMUNITY-WIDE BROWNFIELDS ASSESSMENT GRANT
Notice of Funding Opportunity (NOFO) No. EPA-I-OLEM-OBLR-25-04
ASSISTANCE LISTING NO. 66.818
Section 4.C - Narrative / Narrative Criteria
January 28, 2026

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Unless noted, references are latest publicly available and reflect the most current information.

Target Area and Brownfields

1.a Overview of Brownfield Challenges and Description of Target Area: **Virginia's Gateway Region, Inc., (VGR or Region)**, is a 501(c)(3) non-profit, economic development organization consisting of the Tri-Cities of **Petersburg, Colonial Heights, and Hopewell**, the **City of Emporia**, and the surrounding counties of **Dinwiddie, Prince George, Surry, Sussex, Brunswick, and Greensville**. VGR in partnership with the Tri-Cities and Counties (local governments) have formed the **Virginia's Gateway Region Alliance (Alliance)**, with VGR as the management team leader. The localities lack the capacity to manage the grant individually due to financial restraints, lack of trained staff and other resources necessary to assess and revitalize brownfields that abound in this region. VGR provides this global leadership with partnerships between public entities and private industry.

The Region, located in southeastern Virginia at the confluence of the James and Appomattox Rivers, and hosting historical toll roads later developed into major arterials (SR 301/1, SR 460/36/156 and I-95), has long been an important crossroads along the east coast. Along these transportation routes, the Alliance intends to target their efforts upon the **Appomattox River Corridor** in Petersburg, Hopewell, and Colonial Heights; the **SR 301/1 Corridor** in Petersburg and Colonial Heights; and the **SR 460/36/156 Corridor** in Petersburg and Hopewell. The Alliance has identified over 19 brownfields sites with potentially 60 or more likely brownfields sites, including former industrial, commercial, and automotive fueling/service enterprises in various states of blight.

During its early history, the region provided transportation of goods produced by local tobacco, cotton, and peanut plantations. Early industrialization at the falls of the Appomattox River powered mills in Petersburg, and the Dupont Company dynamite factory in the village of Hopewell in 1914. Dupont abandoned Hopewell after World War I, and the population plummeted until new manufacturing companies came to the area. As the automobile began to dominate transportation, downtown Petersburg, located at the intersections of U.S. Routes 1, 301, and 460 became the urban core of "*Southside Virginia*" bringing thriving commercial and professional development. During the 1950s, construction of Interstates 95 and 85 converged at Petersburg, bypassing the City's downtown. This eroded commercial development and led to the middle and upper classes shifting away from Petersburg¹. Commercial establishments and opulent homes built during the City's heyday became vacant, unsellable, and began to deteriorate. By the 1970s, Petersburg's population had shifted to primarily disadvantaged communities with low household incomes, forced to commute for better jobs. This lowered tax base forced the City to reduce resources and the citizens' quality of life.

The region today shows the effects of closed manufacturing plants, high unemployment and a disproportionate number of residents living in poverty. Environmental impacts to multi-media in the target areas are highly likely and significant including volatile organic compounds (VOCs), semi volatile organic compounds (SVOCs), specialty hazardous chemicals such as Kepone (~100,000 kg of Kepone was released into the environment by a manufacturer in Hopewell), polychlorinated biphenyls (PCBs), and metals, as well as hazards in structures such as asbestos (ACM) and lead based paint (LBP). Localities struggling to cover the costs of providing basic services have resulted in delayed or ignored maintenance of infrastructure and addressing these environmental risks to their residents.

Funding from this grant will address the gaps in local resources, perform environmental assessments and remediation planning to improve the health and wellbeing of these citizens, and by returning vacant parcels and buildings to usefulness, provide new industrial/commercial opportunities and jobs to those impacted by the departure of former businesses. By addressing the legacy poverty and environmental impacts to the communities, VGR can reach their goal of revitalizing the Region with desirable redevelopment of underutilized properties.

1.b Description of the Priority Brownfield Site(s): VGR chose the priority sites due to their detrimental effects (appearance, financial, environmental) on local sensitive populations.

¹ https://www.richmondfed.org/publications/research/econ_focus/2017/q4/economic_history

Petersburg has chosen two priority sites: *Patton Park* and the *Former Southside Regional Medical Center*. *Patton Park* (census tract 51730810300; *Appomattox River Corridor*) is a City-owned property that includes unpaved trails along the south bank of the river, currently used for fishing and hiking but the area is also notorious for illicit activities. The site is located adjacent to the SR 36 bridge (Fleet Street) and site of former fabric mills. In cooperation with Friends of the Lower Appomattox River (FOLAR)², Petersburg looks to develop a two-mile stretch (including *Patton Park*) to be the centerpiece of the 25-mile Appomattox River Trail (ART) to add to Petersburg's limited recreation facilities. *The site has a FEMA flood zone rating of AE (that is, subject to inundation by the 1-percent-annual-chance flood event)* that sometimes leaves the trails unusable. Environmental conditions are likely to consist of soil and water impacts of a multitude of chemicals due to repeated flooding for decades. Assessment of the properties would allow for planning improvements to the trails, safer access to the river, lighting options to reduce crime, and connection to the other ART sites. FOLAR has a Master Plan in place, to create a world-class blueway-greenway (Appomattox River Trail) connecting the people of Petersburg, Colonial Heights, and Hopewell, Chesterfield, Dinwiddie and Prince George to historic sites, picnic shelters, boat landings, sports fields, visitor's centers, businesses, jobs, schools, and transit, and provides recreational opportunities, green space, and access to nature.

The *Former Southside Regional Medical Center* site (census tract 51730811300; *SR 301/1 Corridor*) is an approximately 24-acre City-owned property that formerly housed the Petersburg General Hospital, a 9,200 sq ft former psychiatric hospital constructed around 1950. The hospital operations were moved to a new facility around 2003, and the property was sold to Petersburg in 2013. The site has four documented Pollution Complaints with VDEQ relating to underground petroleum tanks. The building most likely contains ACM and LBP and is slated for demolition. When the hospital closed, with it went local restaurants, convenience stores and the jobs they, and the hospital provided to the community. The property needs assessment that can be funded through this grant to clearly identify environmental risks and provide potential developers with a verifiably clean site in a desirable location for redevelopment.

Colonial Heights has chosen *Southpark Mall* as their priority site (census tract 51570830100; *SR 301/1 Corridor*). *Southpark Mall*, built in the 1980s, has struggled recently due to fewer customers (rising online shopping), leading to reduced income for stores. The cost of maintaining the aging mall is becoming higher as it empties. Due to its age, the mall potentially contains mold, ACM, LBP, and is subject to vandalism. Grant funds would benefit this site by providing assessment and planning for future reuse, focused on incorporating housing, a “*substantial need*”³ in Colonial Heights.

Hopewell is home to the *Cavalier Square Shopping Center* (census tract 51670820600; *SR 460/36/156 Corridor*), built around 1967, and host to 34 connected shops and 5 freestanding businesses clustered around an enclosed, very large asphalt lot. Many of the single-story stores are vacant and neglected, and due to their age, potentially contain ACM and LBP. Two of the auto repair shops onsite have historic petroleum releases. A former (closed 1998) landfill was located at the northeast corner of the parcel receiving municipal and inert debris. The landfill was monitored for metals leachate issues and corrective action involved capping areas with clay. Post-closure inspections were terminated in 2002. This has likely left a legacy of soil, water and vapor impacts of various chemicals including VOCs, SVOCs, specialty chemicals, trace metals and PCBs. Grant funding would provide for fresh assessments of this legacy contamination and assist the Hopewell's planning efforts toward revitalization.

1.c Identifying Additional Sites: Recognizing the critical need for redevelopment of brownfields in the region, VGR has identified tens of brownfields sites already, and if awarded, one of its first goals is to prepare a comprehensive brownfields inventory in its target areas. Following that, VGR will select additional sites for eligible activities by conducting a **Brownfields Assets and Needs Study**, which will incorporate input from Alliance communities (see Section 2.e-2.g), in selection of additional sites with high potential. If grant funds remain after addressing the priority sites, additional sites will be identified in underserved communities in the geographic area, using the same criteria.

² <https://folar-va.org/appomattox-river-trail/building-the-trail/>

³ https://www.colonialheightsva.gov/DocumentCenter/View/11458/2044CompPlan_Revised2021

Revitalization of the Target Area

1.d Reuse Strategy and Alignment with Revitalization Plans: In alignment with its mission, VGR has worked to boost commercial growth in the member localities by attracting businesses, introducing them to key community members in the localities, and providing planning and financial assistance opportunities.

Petersburg's 2040 Comprehensive Plan includes the goal of increased development of the waterfront along the Appomattox to provide citizens with clean, safe green space. The revitalization of **Patton Park** would accomplish this goal, linking it to the ART. This grant would further the Alliance's efforts by providing needed assessment and planning funds for the project to address environmental issues, discovering appropriate reuse of this site, and act as a catalyst for economic growth.

A Planning Factor goal in Petersburg's 2040 Comprehensive Plan for the **former Southside Regional Medical Center** is to make it a Tier 4 "Certifiable Site" on the state's ranking system. This means having "*infrastructure deliverable in place with property issues cleared*". Funds from this grant would be used to conduct a due diligence study of the site to bring it to this level quickly, in line with locally identified planning factors. The **former Southside Regional Medical Center** site was recently rezoned as *mixed use* to fit more appropriately with the surrounding commercial and residential uses. Petersburg's efforts to revitalize sites is reflected in their statement in the 2040 Comprehensive Plan, "*Rural and vacant land within the City is an attractive asset for industrial, retail, and residential developers. The revenue and synergy from new developments must be balanced with efforts to revitalize declining areas if the City is to comprehensively support economic vitality.*" Improved community wellbeing will be realized through neighborhood transformation.

As part of its Land Use Policies and Plans in its 2044 Comprehensive Plan, **Colonial Heights** has a goal to improve the **Southpark Mall** area, creating a task force of business owners/managers, "*to identify ways to improve and redevelop the commercial area to mixed use; adding apartments styled to attract young adults, senior housing and offices.*" This would provide nearby resources with minimal commutes and access to the ART.

The **City of Hopewell** notes in its 2018 Comprehensive Plan that, "*City shopping centers are poorly located, geographically scattered, aesthetically unattractive, fronting on aging corridors, poorly illuminated with outmoded signage, and randomly occupied with a mix of uncoordinated individual establishments.*" Labeled "Priority Planning Area 4" in the City's Comprehensive Plan, "*The redevelopment of the Cavalier Square shopping center would create opportunities for substantially improved inter- and intra-parcel connectivity within the planning area.*" Using grant funds for assessment, phasing into redevelopment planning where "*a disproportionate percentage of low-income rental housing has contributed to urban neglect; retail and business space occupancy levels are the lowest in the region; segments of the City's major entrance corridors suffer from marginal uses and deterioration; areas of the City have issues with ongoing environmental degradation and pollution*"⁴ to create housing options combined with commercial redevelopment will invigorate the area.

1.e Outcomes and Benefits of Reuse Strategy: All priority project outcomes align with the Alliance's reuse strategies, address environmental issues, improve local energy adaptation, capacity and resilience, and have the potential to spur economic growth in the Target Areas. Positive outcomes allow the Alliance to continue to focus on enhancing economic potential in the communities, as exemplified by *The Boathouse at City Point* in Hopewell, a previous "Success Story" state brownfield site and one of the planned links to **Patton Park** via the ART. By revitalizing various points along the Appomattox River connected by the Trail, the communities will be provided with clean, safe access to the river, and connection to other nearby communities.

Both aged shopping centers (**Southpark Mall, Cavalier Square**) are envisioned as mixed-use city hubs, with new housing options and redevelopment that will encourage commercial or office buildings with a residential component. The **Cavalier Square** District provides adequate land area for the creation of a highly accessible "Traditional Neighborhood Development (TND)" community. TND focuses on "human scale" and "livability" by applying contemporary techniques in energy conservation, master planning, urban design, and architecture to achieve environmentally sustainable and economically productive land use patterns.

⁴ <https://hopewellva.gov/715/Comprehensive-Plan-2028>

By revitalizing their brownfield sites multiple outcomes will be achieved, including removal of legacy pollutants improving health outcomes for sensitive populations, reuse of historical properties, increased opportunity for community gathering, business growth and additional redevelopment within the target areas, increased property values, local job creation, and housing and commercial building upgrades. The benefits of these outcomes will have a major impact on the surrounding communities, including the following: 1) increased mental and physical health, especially to disadvantaged communities 2) stronger community ties 3) **updated buildings through use of energy efficient windows, appliances, lighting, and water fixtures and reduced stress on electrical grids and treatment facilities** 4) remediation of past environmental issues adjacent to disadvantaged communities and, so, building more trust between the Cities and their communities, and 5) lower levels of poverty due to increased economic opportunities.

The Alliance is striving toward **improving capacity and resilience to extreme weather events and natural disasters** to protect residents and community investments. A review of the FEMA Resilience Analysis and Planning Tool⁵ revealed moderate to very high Community Resilience Challenges Index (CRCI) in VGR's footprint compared to national scores. VGR, aware of this vulnerability, realizes improvements are needed to uplift their neighborhoods, and have targeted specific areas and sites that need redevelopment. Planning efforts funded under this grant provide an opportunity for VGR to improve local resilience to the impacts of extreme weather events and natural disasters using best management practices (BMPs) into brownfield site reuse plans. This includes methods to reduce total energy use and increase the percentage of energy from renewable resources; reduce air pollutants and greenhouse gas emissions; reduce water use and preserve water quality; conserve material resources and reduce waste; and protect land and ecosystems such as the Appomattox River. Priority site **Patton Park** will particularly benefit from focused redevelopment planning as it is adjacent to the Appomattox River and within a designated flood prone area. **By prioritizing BMPs, Low Impact Development, and Green Infrastructure for stormwater management into site reuse plans, VGR will build and strengthen community flooding resilience to the effects of extreme weather events and natural disasters and provide equitable development to its disadvantaged communities.**

Strategy for Leveraging Resources

1.f Resources Needed for Site Reuse: The Alliance will use existing assets available to its members by engaging employees, leveraging community members' expertise/volunteerism, and seeking additional resources to close funding gaps. The Cameron Foundation is a non-stock corporation that manages the proceeds from the sale of the **former Southside Regional Medical Center**. FOLAR has a Master Plan in place, **funded by a grant from the Cameron Foundation**, to develop the Appomattox River Trail (ART), including **Patton Park**. Through FOLAR's efforts, 9.5 miles of the Trail have been completed, another 3.3 miles is fully funded, and 2.9 miles are partially funded. The **Crater Health Department** has also provided grant funding for the Trail. The **former Southside Regional Medical Center** may be a candidate for a grant from the VA Business Ready Sites Program (VBRSP). Other available funding resources include but are not limited to; the Virginia Brownfields Restoration & Economic Redevelopment Assistance Fund (VBAF) program, the Virginia Stormwater Local Assistance Fund Program, Virginia Clean Water Revolving Loan Fund, CDBG: Community Development Block Grants, and the Industrial Revitalization Grant (IRF) program run by the Virginia Department of Housing and Community Development. As appropriate, the Alliance will seek additional funding from EPA, ARC, EDA, HUD, USACE, U.S. Forest Service, National Park Service, USDA, HHS, DOE, Department of Labor and National Endowment for the Arts. Other non-grant assistance may be accessed through Groundwork USA and EPA Technical Assistance to Brownfields Communities (TAB) among others. **This grant will help VGR to be able to leverage these other funds.**

1.g Use of Existing Infrastructure: Petersburg, Hopewell, and Colonial Heights provide water and sewer, and trash / recycling collection. Other utilities (electric, gas, internet) are available through private providers. EPA brownfield funding will be used to address priority properties with strong existing infrastructure service, unlocking near term development and promoting revitalization in the most impacted neighborhoods. In addition, SR 301/1, SR 460/36/156 and I-95 corridors are located within proximity of the sites, providing easy access for commuters, service providers and distribution vendors. No significant utility or transportation upgrades are anticipated for the priority sites, although the Alliance stands ready to facilitate upgrades if needed to assist in development of a specific project.

⁵ <https://www.fema.gov/emergency-managers/practitioners/resilience-analysis-and-planning-tool>

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

| Demographic (https://data/census.gov) (ACSDP5Y2023) | Virginia (VA) | Emporia, Brunswick, Greenville, Dinwiddie, Prince George, Surry, & Sussex Counties (Total or Avg.) | Colonial Heights (City) | Petersburg (City) | Hopewell (City) |
|---|------------------|---|----------------------------|----------------------|--------------------|
| Population | 8,657,499 | 121,106 Total | 18,210 | 33,365 | 22,944 |
| Median Household Income (MHI) | \$90,974 | \$66,502 Avg. | \$76,250 | \$48,681 | \$50,741 |
| % Median Housing Value (MHV) vs. VA | 100% | 53.5% Avg. | 64.2% | 43.8% | 45.8% |
| % Unemployment Rate | 4.3% | 5.2% Avg. | 3.7% | 9.3% | 11.4% |
| % Poverty Rate | 9.9% | 12.1% Avg. | 9.6% | 23.8% | 21.1% |
| % Population Under 18yrs Age | 21.9% | 18.8% Avg. | 24.1% | 23.0% | 25.5% |

Community Need

2.a The Community's Need for Funding:

VGR's Alliance partner communities struggle with unemployment and poverty. The median household income (MHI) and Median Housing Value (MHV) are far less than state values. This correlates to less tax

revenue for these communities to fund brownfield identification, assessments and cleanup planning efforts. A high percentage of the population is under 18 years old, bringing the added need for education and specialized health providers. Each community's resources are stretched thin in maintaining basic services and addressing current community issues. VGR does not have dedicated funding for such brownfields assessments and redevelopment except through these brownfields grants and leveraging other private and public funds.

2.b Health or Welfare of Sensitive Populations: Each Alliance City has a higher percentage of female householders with no partner, and more people are receiving SNAP benefits than state and regional levels. Fewer are able to access higher education, as shown in the table at the below. Housing is older, leading to environmental conditions such as

underground fuel tanks, lead pipes and exposure to asbestos building materials. The disabled community is a larger percentage across the region as well, and with it the need for specialized medical resources, higher education costs, and the demand for a robust

| Demographic (https://data/census.gov) (ACSDP5Y2023) | Virginia (VA) | Emporia, Brunswick, Greenville, Dinwiddie, Prince George, Surry, & Sussex Counties (Average) | Colonial Heights (City) | Hopewell (City) | Petersburg (City) |
|---|------------------|--|-------------------------------|--------------------|----------------------|
| % Female Householder, No Partner | 27.4% | 32.3% | 36.8% | 40.3% | 51.4% |
| % Receiving SNAP Benefits | 8.8% | 18.0% | 11.4% | 25.0% | 23.5% |
| Bachelor's Degree or Higher Education | 41.5% | 12.0% | 29.5% | 12.5% | 25.0% |
| % Homes Built Pre-1980 | 44.2% | 41.8% | 74.4% | 74.6% | 70.6% |
| % Population with a Disability | 12.2% | 17.5% | 16.7% | 17.2% | 21.8% |

emergency response budget. By providing funding to address the legacy environmental pollutants affecting these communities, the grant can help current and future residents spend less on medical interventions, allowing them to use their limited income on groceries and higher education. Newer housing without the burden of old building practices will give them cleaner, healthier homes and instill a sense of community pride.

| Health Metric | Virginia | VGR Alliance County / City (low to high) |
|--|--------------------------------|---|
| Cancer Incidence Rate (All Cancers) / 100K ¹ | 415.0 | 439.0 (Surry) 456.6 (Petersburg) |
| Cancer Mortality Rate (Lung) / 100K ¹ | 147.9 | 164.2 (Surry) 238.7 (Petersburg) |
| Asthma Hospitalization Rate Ages 5-14yrs / 100K ² | 52.1 | 101.3 (Prince George) 456.6 (Petersburg) |
| Asthma Hospitalization Rate All Ages / 100K ² | 30.4 | 63.5 (Brunswick) 183.1 (Petersburg) |
| Birth Defects Rate / 10K ³ | Tetralogy of fallot | 2.9 (Petersburg) 23.4 (Sussex) |
| | | 5.8 (Prince George) 31.6 (Surry) |
| | Cleft palate without cleft lip | 5.7 (Petersburg) 11.5 (Prince George) |

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

Health metrics in the region are poor and may be linked to legacy environmental contamination. The rate of cancer exceeds state values across the region. Respiratory issues also abound in the forms of both lung cancer and asthma that show elevated numbers regionally, but especially along the I-95 corridor. A tragic health indicator is the excessively high number of birth defects reported in the region. Poverty and lack of health resources may be the culprit here, but almost certainly, exposure to legacy contamination also plays a role.

¹ <https://www.vdh.virginia.gov/data/virginia-cancer-dashboards/cancer-incidence-and-mortality-in-virginia/>

² <https://www.vdh.virginia.gov/environmental-public-health-tracking/asthma/asthma-hospitalizations/>

³ <https://www.vdh.virginia.gov/environmental-public-health-tracking/birth-defects/birth-defects-dashboard/>

2.d Economically Impoverished/Disproportionately Impacted Populations:

The Tri-cities experience higher rates of poverty, compared to state values. Other factors stress the communities, such as environmental contaminants, limited access to resources, and social issues. Air quality is poor⁶, likely due to the proximity to major highways and city traffic. Older housing has contributed to a higher incidence of underground storage tanks, lead pipes and exposure to asbestos building materials. Access to resources such as broadband, impacts communications and education. Food insecurity is another stressor as people must travel outside their communities to access healthy foods. Fewer people in Hopewell and Petersburg have a vehicle available than state and US values, thus limiting their ability to travel for the resources lacking within their communities.

VGR is working to identify the most impacted communities, specify priority sites, and to find funding to relieve the historical lack of capital for improvements throughout the Alliance. This grant will help them accomplish these tasks and help move the sites closer toward redevelopment into new, healthier, and economically vibrant businesses, outdoor recreational facilities that will promote physical activity, improved housing stock, increased property values, and strengthening of community bonds.

Community Engagement

2.e Project Involvement: The Alliance will convene a citizen board known as the *VGR Brownfields Redevelopment Advisory Group (VGR BRAG)* to be led by VGR Staff (See Section 4). The BRAG will advance a sustainable brownfields redevelopment program, will serve as ambassadors, advisors, and a steering committee throughout the project, bringing their community vision and expertise as sites are prioritized, to identify reuse potential.

2.f Project Roles: Based on the VGR’s outreach efforts, the following groups have committed to program participation:

| Name | Point of contact / Email / Phone | Specific BRAG/VGR Support Role in Project |
|---------------------------------------|---|---|
| Virginia Gateway Region | Keith Boswell kboswell@gatewayregion.com 804.732.8971 | <i>“VGR fosters regional prosperity through business growth, powerful partnerships, and delivering innovative resources to its communities.”</i> They will provide meeting space, refreshments; community education and marketing support, staff participation in groups (such as workforce development) and committees. BRAG Lead. |
| City of Petersburg | Brian A. Moore bamoore@petersburg-va.org 804.618.2292 | <i>“The City will provide ethical, dynamic, and effective leadership, establish clear direction and priorities, and model the mission and values in support of our common vision. There is a new optimism on the streets.”</i> City Liaison and Technical Liaison; assist with identification, prioritization, evaluations, and implementation of redevelopment opportunities. BRAG Member. |
| City of Colonial Heights | Amber Wallace wallacea@colonialheightsva.gov 804.520.9266 | <i>“To provide exceptional services to our community each and every day!”</i> City Liaison and Technical Liaison; assist with identification, prioritization, evaluations, and implementation of redevelopment opportunities. BRAG Member. |
| City of Hopewell | Charles Bennett cbennett@hopewellva.gov 804.541.2270 | <i>“To create a robust local economy, which attracts investment, increases the tax base, creates employment opportunities and a quality of life that is unsurpassed.”</i> City Liaison and Technical Liaison; assist with identification, prioritization, evaluations, and implementation of redevelopment opportunities. BRAG Member. |
| Cameron Foundation | Jerry Kuthy jkuthy@camfound.org 804.732.8900 | <i>“The Foundation focuses on capacity building by promoting and supporting groups that help local residents.”</i> They will provide previously prepared Master Plans, identification of redevelopment opportunities, and community outreach via website. |
| Friends of the Lower Appomattox River | Wendy Austin, Executive Dir. WAustin@folar-va.org | <i>“FOLAR works in partnership with the community to conserve, protect, and promote the Appomattox River for all to enjoy.”</i> Coordination of volunteer and fundraising efforts, identification of redevelopment opportunities, community outreach via website. |

⁶ HDPulse: An Ecosystem of Minority Health and Health Disparities Resources. National Institute on Minority Health and Health Disparities. Created 12/23/2025. Available from <https://hdpulse.nimhd.nih.gov>

| | | |
|------------------------|--|---|
| Crater Health District | Julie Fitzgerald Thacker, M.Ed., Population Health Mgr. julie.thacker@vdh.virginia.gov 804.609.5831 | <i>“To foster healthy communities through disease prevention and control, health promotion, environmental protection and emergency preparedness and response.”</i> Input on health-impacted communities, outreach, potential grant that can be leveraged. |
| Community Liaison | Nicholas Walker, Roslyn Farm Corp roslynfarmcorp.com 804.526.0820 | Shall serve as liaison with community members in communicating with the VGR BRAG, to bring their ideas and visions to the Partners. |

2.g Incorporating Community Input: Representatives (above) involved in the initial outreach will remain involved in the project and upon award, continue to guide and champion the program, providing direct community input into the brownfield’s initiative. The BRAG will meet quarterly to work on site selection and cleanup/reuse planning, prepare the Brownfields Assets and Needs Study, then update citizens through social media, periodic member-City Council meeting updates, and direct meetings with those affected by the projects. Outreach efforts will include educational seminars/workshops and design charrettes to garner input on existing assets and redevelopment needs. Meeting announcements will be distributed/posted throughout the community, emailed to appropriate parties, and gatherings will be publicly advertised via local print and electronic media. Community input and VGR’s response will be summarized in quarterly project reports and on the project webpage.

3. TASK DESCRIPTIONS, COST ESTIMATES AND MEASURING PROGRESS

Description of Tasks/Activities and Outputs (Sections 3.a.-d. outlined under each task)

Task 1 – Grant Reporting / Program Management / Community Engagement

a. Project Implementation: *Grant Reporting/Cooperative Agreement Oversight* includes program and fiscal management to ensure compliance with grant requirements; data input to EPA’s ACRES database; attend brownfield-related training and conferences; and submit quarterly, annual, and final performance reports. *Community Engagement* includes preparing and submitting community involvement plan, coordinating and conducting meetings and developing outreach materials. Grant-funded direct costs: EPA/DEQ Conference Travel expenses (registration, airfare, lodging, and meals), and contractual costs for assistance with reporting and maintaining interactions with stakeholders. *Non-EPA funded activities:* In-kind Keith Boswell (VGR) oversight for administration, monitoring, reporting and community engagement activities beyond the grant funded personnel/fringe costs; attending other training/conferences.

b. Anticipated Project Schedule: Procure Qualified Environmental Professional (QEP) (4.d): Q1; ACRES and quarterly reports: quarterly and as needed; Annual and closeout reports: Q4, Q8, Q12, Q16; BRAG meeting: Q2 and quarterly thereafter; Other activities: Ongoing and as needed.

c. Task / Activity Lead: Keith Boswell (AOR) and Management Team with input/assistance from QEP and BRAG will oversee all grant reporting, program admin and community engagement activities.

d. Outputs: RFP/QEP Contract (1); Quarterly Reports (16 Total - 4/Year); Annual Reports (4); Closeout Report (1); Property Profile Forms/ACRES Site Entries (18); BTF Meetings (16); Community Meetings (8); Conferences (3); Brochures (3); Media Releases (6); Web Page Content (3); Advertisement, printing, and supplies (4-6 events).

Estimated in-kind \$15,000

Task 2 – Site Inventory and Prioritization

a. Project Implementation: VGR will prepare a brownfields site inventory and database for priority and target area sites described in Section 1.a. Based on community vision, redevelopment potential, and community needs, the BRAG and VGR will compile, map, characterize, and prioritize these sites. A pool of sites will be selected from the target areas for assessment. If grant funds remain after addressing the priority sites, available economic screening tools will be used to identify additional sites in the geographic area; when sites have been identified they will be selected using the same criteria. No assessments will be conducted prior to confirming site access and eligibility with EPA and DEQ if applicable for petroleum sites using Property Approval Questionnaires (PAQs). **Grant-funded activities:** Contractual costs to develop and maintain inventory/database and prepare PAQs. **Non-EPA funded activities:** Staff oversight, site prioritization, and property owner access coordination costs beyond the EPA grant funded personnel/fringe costs. **Estimated in-kind \$3000.**

b. Anticipated Project Schedule: Site inventory and database, prioritization, selection: Q2 – Q3, update periodically; Other activities: Ongoing and as needed.

c. Task / Activity Lead: QEP will prepare/maintain inventory and PAQs with Keith Boswell (AOR)/Management staff oversight, assistance with access coordination and work product review/approval. BRAG will provide site selection and prioritization input.

d. Outputs: Inventory/Database (1); Prioritization Matrix (1); New and/or updated PAQs (25)

Task 3 – Environmental Site Assessments (ESAs)

a. Project Implementation: Upon receiving eligibility approval and access from property owners, approximately 12 Phase I ESAs will be conducted beginning with priority sites. Phase I ESA time and costs are contingent upon property size, existing improvements, past uses, and extent of known or suspected Recognized Environmental Conditions (RECs). Based on Phase I ESA results, approximately 4 sites will be addressed through Phase II ESAs, which include (a) project work plans, i.e., generic Quality Management Plan (QMP), generic Quality Assurance Project Plan (QAPrP), and site specific Health and Safety Plans (HASPs) and Field Sampling Plans (FSPs); (b) soil, groundwater and/or air sampling; (c) lab analyses and data validation; and (d) summary reports with recommendations for further action, if warranted. **Grant-funded activities:** Contractual costs for assessments, work plans and reports. **Non-EPA funded activities:** Costs of In-kind staff oversight, coordination with property owners, and review of work products prior to EPA submittal beyond Personnel/fringe funded by the EPA grant. **Estimated In-kind \$7,000.**

b. Anticipated Project Schedule: Phase I ESAs: Q2 – Q15 (after creating inventory database and priority list); Phase II ESAs: Q3 – Q15 (following Phase I review and priority list).

c. Task / Activity Lead: QEP with Keith Boswell’s (AOR) oversight, assistance with property owner coordination and community input, and work product review/approval.

d. Outputs: Phase I ESA Reports (12); Phase II ESA Reports (4); Phase II ESA Planning Documents (9 Total): Generic QMP + QAPrP (1), HASPs (4) and FSPs (4).

Task 4 – Preliminary Planning for Remediation and/or Redevelopment

a. Project Implementation: For some sites addressed through Phase II ESAs, preliminary remediation plans (Analyses of Brownfields Cleanup Alternatives or ABCAs) and associated cost estimates will be prepared to review alternatives for further environmental investigation and/or remediation, if warranted. Staff and QEP will also work with stakeholders to conduct preliminary redevelopment planning for selected target areas and/or sites to explore best reuse and economic potential. This may include reuse plans, marketing/feasibility studies, master plans, infrastructure evaluations, and conceptual development plans. **Grant-funded activities:** QEP costs for remediation and redevelopment plans. **Non-EPA funded activities:** Costs of Staff oversight, coordination with property owners and community partners to prepare plans and review/approve work products beyond EPA grant funded costs. **Estimated in-kind \$10,000.**

b. Anticipated Schedule: Q3 – Q15.

c. Task / Activity Lead: QEP with Keith Boswell’s (AOR) oversight, assistance with property owner coordination and community input, and work product review/approval.

d. Outputs: Site-Specific ABCAs (4); Site-Specific Redevelopment Plans / Studies for priority sites (4); Area-Wide Revitalization Plans / Studies for target areas (1).

3e. Cost Estimates. The *Project Budget Table* shows cost estimates for each task, cost development based on reasonable and realistic unit costs, and cost application to task activities. Cost estimates include allocation of 51% of funds toward site-specific assessments and 31% of funds toward reuse/area-wide planning activities. VGR estimates less than 2% of the grant funds used towards administrative costs. The rest of personnel/fringe costs are intended for eligible, programmatic activities.

| Budget Categories | | Task 1 Grant Reporting/ Cooperative Agreement Oversight/Community Engagement | Task 2 Site Inventory / Prioritization | Task 3 Environmental Site Assessments | Task 4 Remediation / Redevelopment Planning | TOTAL |
|-------------------|--------------|---|---|--|--|----------|
| Direct Costs | Personnel*** | \$7,800 | \$1,950 | \$1,950 | \$4,550 | \$16,250 |
| | Fringe*** | \$4,200 | \$1,050 | \$1,050 | \$2,450 | \$8,750 |

| | | | | | | |
|---------------------|------------------------------------|-----------------|-----------------|------------------|------------------|------------------|
| Direct Costs | Conference/Training related Travel | \$10,000 | \$0 | \$0 | \$0 | \$10,000 |
| | Contractual | \$32,000 | \$30,000 | \$255,000 | \$148,000 | \$465,000 |
| Indirect Costs | | \$0 | \$0 | \$0 | \$0 | \$0 |
| TOTAL BUDGET | | \$54,000 | \$33,000 | \$258,000 | \$155,000 | \$500,000 |

***Average for personnel weighted by involvement: \$100/hr (\$65.00/hr personnel+\$35/hr fringe = \$100/hr)

Task 1-Grant Reporting/Coop. Agreement Oversight/Community Engagement– \$54,000 – Personnel/Fringe & Contractual

- VGR staff oversight for administration, monitoring, reporting, and community engagement activities and attending training conferences. \$100/120hrs - \$12,000 Total***
- Travel – \$10,000 Total (Direct Expense) – Attendance of 2 national conferences for 1 person and 3 state conferences for 2 people assuming the following unit costs (national/state): Conference registration: \$250/\$200; Transportation: \$800/\$250; Hotel: \$250 per night for 4 nights/\$150 per night for 2 nights; Meals: \$70 per day for 4 days/\$70 per day for 2 days
- Contractual – \$32,000 Total - QEP assistance for reporting / grant reporting: \$1,000/quarter (\$4,000/year, \$16,000 Total); QEP costs for final performance report \$5,000/Grant; and QEP assistance for community engagement activities including development of communication materials: \$500/quarter (\$2,000/year, \$8,000 Total); Advertisements, other material costs for public meetings and community involvement events– \$3,000 Total for 4yrs estimated @ \$750/yr (est. 4-6 events total).

Task 2 – Site Inventory and Prioritization – \$33,000 Personnel/Fringe & Contractual

- VGR staff oversight, site prioritization, and property owner access coordination. \$100/30hrs - \$3,000 Total***
- Develop and maintain a GIS brownfields site inventory mapping / database and site prioritization matrix estimated: \$10,000 Total.
- Site access coordination, preparation, and submittal of PAQs: \$1,250/quarter (\$5,000/year, \$20,000 Total)

Task 3 – Environmental Site Assessments (ESAs)* – \$258,000 Total – Personnel/Fringe & Contractual

- VGR staff oversight, coordination with property owners, and review of work products prior to EPA submittal. \$100/30hrs - \$3,000 Total***
- Phase I ESAs – Twelve (12) @ \$5,250 average – \$63,000 Total
- Phase II ESAs – Four (4) @ \$42,000 average – \$168,000 Total
- Project Work Plans – Nine (9) plans – \$24,000 total, as follows: Generic Quality Assurance Project Plan + Quality Management Plan– 1 @ \$ 5,000 Total; Site-Specific Health & Safety Plans (HASPs)** – 4 @ \$1,000 average – \$4,000 Total; Site-Specific Sampling & Analysis Plans (SAPs)** – 4 @ \$3,750 average – \$15,000 Total

Task 4 – Remediation / Redevelopment Plans – \$155,000 Total – Personnel/Fringe & Contractual

Based on site conditions following assessment, the VGR anticipates completing approximately nine (9) planning documents estimated as follows:

- VGR staff oversight, coordination with property owners, and review of work products prior to EPA submittal. \$100/70hrs - \$7,000 Total***
- Preliminary Site Remediation Plans (ABCAs) – 4 @ \$15,000 average – \$60,000 Total
- Site-Specific Redevelopment/Reuse Plans/Studies – 4 @ \$15,000 average – \$60,000 Total
- Area-Wide Redevelopment Plans/Studies – 1 @ \$ 28,000 average – \$28,000 Total

* Unit costs for ESAs are estimates and may change depending on site-specific conditions.

** HASPs and FSPs will be combined into a single report submittal.

3.f. Plan to Measure and Evaluate Environmental Progress and Results: To maintain steady progress throughout the grant, the QEP will update VGR by attending *periodic meetings* and will prepare *periodic reports* in compliance with the approved **EPA Cooperative Agreement Work Plan** that will summarize activities (e.g. milestones achieved, issues encountered, and budget and schedule updates). Progress will be measured by the outputs defined in Section 3.d. and evaluated against the schedule in Section 3.b. and costs defined in Section 3.e. Significant deviations will be discussed with the EPA Project Officer to develop corrective actions. Updates will be reported upon implementation and completion of each site-related task in *EPA's ACRES database*, and VGR will

provide ongoing (quarterly, at a minimum) and post-grant information describing outcomes and benefits of the funding, including additional funds leveraged, jobs created, acres made ready for redevelopment, and private investment and tax revenue generated by the program.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

Programmatic Capability

4.a / 4.b / 4.c Organizational Capacity, Organizational Structure, and Description of Key Staff: The table provides the future brownfields program's organizational structure and describes key staff experience and qualifications. Given their education and professional experience, including their current position with the VGR, key staff fulfill roles that provide the technical, administrative, and financial capacity to provide oversight, management, and administration of the grant. If additional staff or resources are required, the VGR will seek in-house staff to fulfill the need.

AUTHORIZED ORGANIZATIONAL REPRESENTATIVE (AOR): Keith Boswell (MBA), President & CEO, VGR

With a diverse professional background including manufacturing, retail and economic development, Keith Boswell serves as the primary advocate for economic development in Virginia's Gateway Region. Prior to joining VGR in May 2018, Keith invested 21 years working with the Virginia Economic Development Partnership. Keith will also maintain required reporting and drawdowns within the ASAP program. In this role, Keith will assist with developing, communicating, executing, and sustaining strategic initiatives while also managing operations, marketing, and business intelligence efforts. Mr. Boswell is required to complete annual financial audits for VGR, as a 501(c)(3).

TECHNICAL: Amy Everett, Director of Customer Experience (VGR)

Amy Everett joined Virginia's Gateway Region in 2019. Prior to joining VGR, Amy worked for nearly 20 years in the banking industry. Amy will support Keith Boswell (AOR) with day-to-day project management activities and provide investor relations and stakeholder engagement input to Keith Boswell, BRAG, and QEP.

4.d. Acquiring Additional Resources – VGR will rely on a QEP with appropriate expertise and resources to execute technical program aspects. VGR will follow its competitive negotiation policies and procedures to obtain high quality professional services at reasonable cost. QEP selection will be conducted in a fair and impartial manner in compliance with Federal Code 40 CFR 31.36 and the Virginia Public Procurement Act, VA Code- Chapter 43, Title 2.2. Beginning with advertisement of a request for qualifications and proposals, followed by top candidate interviews if needed, staff will score applicants and request VGR Board of Director's approval to negotiate a contract with a qualified candidate. Applicable EPA solicitation clauses will be incorporated into the solicitation and executed QEP contract. VGR's strong history of promoting local hiring and procurement as allowed by law will continue. Following appropriate procurement processes, VGR will look for opportunities to support local employment in brownfields assessment, cleanup, or redevelopment.

Past Performance and Accomplishments

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

(1) Purpose and Accomplishments: *The VGR's past performance accomplishments using local and state money have had a significant impact on the economy of the Region.* Recently, VGR was included in an alliance⁷ that won **\$52,942,702** in funding through the *Federal Economic Development Administration (EDA)'s American Rescue Plan, the Build Back Better Regional Challenge. The Alliance is complying with the Federal EDA's general terms, conditions, or restrictions cited throughout the award* with specific regard to public engagement, and milestone/financial reporting requirements. The large federal grant will be matched by **\$13,339,919** of funding from private and public organizations, for a total investment of **\$77,792,402**. Included in the 6 projects funded by this grant, is upgrades to the Petersburg Poor Creek Water and Wastewater Service Area.

(2) Compliance with Grant Requirements: *VGR* has managed past federal and regional-funded projects and is fully capable of successfully completing all phases of work under this cooperative agreement. *VGR* is familiar with and understands the necessity of developing work plans, creating and maintaining schedules, and assuring adherence to project terms and conditions. As a 501(c)(3), *VGR* is required to conduct annual financial audits.

⁷ <https://activation.capital/>

VIRGINIA'S GATEWAY REGION, VIRGINIA
APPLICATION FOR USEPA'S COMMUNITY-WIDE BROWNFIELDS ASSESSMENT GRANT
Notice of Funding Opportunity (NOFO) No. EPA-I-OLEM-OBLR-25-04
ASSISTANCE LISTING NO. 66.818
Section 2.B. – Threshold Criteria
January 28, 2026

1. Applicant Eligibility

- a. The *Virginia's Gateway Region, Inc. (VGR)* is a not-for-profit entity and is organized exclusively for charitable purposes as permitted by Sections 501(c)(3) and 170(c)(2) of the Internal Revenue Code, and more particularly, to engage in activities to enhance the economic development opportunities of the cities and counties located in the Petersburg-Colonial Heights-Hopewell area of Virginia as defined from time to time by the Board of Directors¹ (the "Area"); to attract quality companies into the Area; to facilitate new business opportunities; to foster regional cooperation among private and public entities (including the Commonwealth of Virginia) involved in economic development activities; to promote a unification of effort among the political subdivisions of the Area with respect to planning activities, programs, and other economic development matters in which they have a common interest; to advertise the advantages and resources of the Area; and to improve the economic health and growth of the Area, so as to promote the public welfare and lessen certain burdens of local government.

Since VGR is a not-for-profit organization, attached to the narrative is documentation of tax-exempt status under 501(c)(3) of the Internal Revenue Code (*Amended and Restated Articles of Incorporation of Virginia's Gateway Region, Inc., - Under the Virginia Nonstock Corporation Act*).

- b. VGR is *not* exempt from Federal taxation under section 501(c)(4) of the Internal Revenue Code.

2. Community Involvement

Recognizing the importance of community involvement in the brownfields prioritization and redevelopment process, *VGR* will engage the *Alliance*, made up of local government officials, and public/private sector representatives from each locality to serve as the *Alliance Brownfields Redevelopment Advisory Group (Alliance BRAG)*. Among the first tasks of the BRAG will be development of a *community involvement plan* to guide broader community support for the overarching goals of the program and engage affected stakeholders to better understand their needs, concerns, and interests related to the brownfields program. The purpose of this plan is to provide a voice for the broader

¹ Amended and Restated Articles of Incorporation of Virginia's Gateway Region, Inc.

community and a forum for those who may not be directly represented by the BRAG. Based on initial outreach efforts by **VGR**, the following **Project Partners** have committed to participation in the program: Tri-Cities of **Petersburg, Colonial Heights, and Hopewell**, the **City of Emporia**, and the surrounding counties of **Dinwiddie, Prince George, Surry, Sussex, Greensville, and Brunswick**. Potential prospective members include the Cameron Foundation and Friends of the Lower Appomattox Region (FOLAR).

VGR and the **Alliance** will use a hybrid approach to communicate project progress and receive and incorporate feedback from the local community in consideration of the community's capabilities and limitations. In-person and virtual meetings will be organized with consideration for different work schedules, and meetings will be advertised via the BRAG members, through the **VGR** website, social media, an e-mail list collected from the website and prior meetings, local print, and fliers. In-person meetings will be organized at locations within the target areas. The **VGR** will also host virtual meetings and has been successful using this approach for the past year to reach out to the community. The **VGR** will solicit comments, recommendations for site selection and prioritization, and redevelopment ideas during in-person and virtual meetings as well as at local events and through online and e-mail surveys. Core stakeholder groups will be formed in each target area to include community organizations, property owners, businesses, and staff as well as relevant BRAG members. These stakeholder groups will act as the interface between the **VGR**, the BRAG, and the community to provide a means for dialog beyond initial meetings and to incorporate and respond in an intentional way to community input on site prioritization, site selection and reuse planning. Partner organizations, by their very structure, can communicate and disseminate information directly to and act as representatives for the targeted communities. This method of communication using stakeholder groups will be beneficial for those communities where internet or phone access is limited. And if needed, all forms of media and meetings can be offered with bilingual options to better reach and serve all communities.

3. **Expenditure of Assessment Grant Funds**

Not Applicable: The applicant affirms it does not have an active EPA Brownfields Program Grant.

4. **Contractors and Named Subrecipients**

Not applicable: the applicant has not identified a procurement contractor nor subrecipient to conduct work proposed in this application.