

<<COUNTY LETTERHEAD >>

**Application Information Sheet**

(1) **Applicant Identification**

Orange County  
Office of Economic Development  
P.O. Box 111  
109 West Main Street  
Orange, VA 22960

(2) **Website URL**

[Orange County, VA - Official Website | Official Website  
https://www.orangecountyva.gov/](https://www.orangecountyva.gov/)

(3) **Funding Requested**

a. **Assessment Grant Type**

Community-wide

b. **Federal Funds Requested**

\$500,000

(4) **Location.**

Orange County, Virginia

(5) **Target Area and Priority Site Information**

The target area focuses on Orange County's two largest communities (Town of Orange and Gordonsville), the primary gateways to each community, and the commercial/legacy industrial corridors that connect them.

**Priority Sites include**

- Waugh Building – 115 Waugh Blvd Town of Orange, VA (Tax Map #: 44A1-60-3) Owned by Orange County -Former Knitting Mill 57000SF
- Colvin Motor Lines Building – 12347 James Madison Highway Town of Orange, VA (Tax Map #: 44-36)
- Bank of America Building – 113 W Main Street Town of Orange, VA Tax Map #: 44A3-29-4
- Liberty Mill Site – 13576 Liberty Lane Tax Map #: 57-29 Gordonsville, VA

(6) **Contacts**

a. **Project Director**

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Orange County Office of Economic Development  
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Orange, VA 22960

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b. **Chief Executive/Highest-Ranking Elected Official**

Glenda Bradley Paul  
County Administrator  
Phone: (540) 672-3313 Fax: (540) 672-1679  
[gbradley@orangecountyva.gov](mailto:gbradley@orangecountyva.gov)

**Physical Address**

R. Lindsay Gordon Iii Building  
112 West Main Street  
Orange, Virginia 22960

(7) **Population**

The Orange County population is 36,254. The study area focuses on the County’s 2 most populous communities which include:

- Town of Orange Population 4,880 and
- Town of Gordonsville 1,402.

(8) **Other Factors**

<b>Sample Format for Providing Information on the Other Factors</b>	<b>Page #</b>
Community population is 15,000 or less.	Page 1, 4
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	NA
The priority site(s) is impacted by mine-scarred land.	NA
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).	NA
The priority site(s) is in a federally designated flood plain.	NA
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	NA
The reuse of the priority site(s) will incorporate energy efficiency measures.	NA
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	NA
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in <a href="#">Section 3.A.(2)</a> , for priority site(s) within the target area(s).	Page 7
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	NA

(9) **Letter from the State or Tribal Environmental Authority (not included in the three-page limit)**

See Attached Correspondence from Virginia DEQ

(10) **Releasing Copies of Applications**

Not Applicable, no confidential, privileged or sensitive information is provided

## **(1) PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION**

### **Target Area and Brownfields**

#### **a. Overview of Brownfield Challenges and Description of Target Area**

Orange County Virginia proposes to conduct a Community Wide Assessment within the County's two centers: the Towns of Orange (pop. 4,895) and Gordonsville (pop 1,414). Orange County is rural (pop. 36,254) and the target area focuses on the primary gateways to the two communities, their historic downtowns and the legacy industrial corridors that connect them. The opportunities for commerce, employment, and housing are very limited. The Town of Orange (the County seat), and the Town of Gordonsville (a legacy railroad town) were once the center of commerce and industrial activity. Industrial decline since the 1970's has left the area with vacant industrial sites and structures. The study area is characterized by some 80 petroleum releases (16 active withing the 2 towns). Residents here live in the oldest housing stock in the county, adjacent to legacy rail corridors and abandoned commercial sites. The two communities lack the financial resources to bring these sites back to active reuse. Gordonsville's downtown has seen some investor interest, Orange less so and with EPA funds, Orange County proposes a plan for revitalization through evaluation and investment in key sites

#### **b. Description of the Priority Brownfield Site(s)**

Several brownfield sites have been prioritized for assessment and redevelopment as that would have transformational benefits. These sites were selected based on developer feedback, their environmental characteristics and strategic location within the study area.

##### **1. Blue Bell Building – 115 Waugh Blvd Tax Map #: 44A1-60-3**

The property has been used as an industrial site since its construction; previously used as a knitting mill and a textile plant. The property is owned by the County and the centerpiece of the County's redevelopment efforts. Route 20 is the entry point from the east, and the County envisions the redevelopment and beautification of the corridor as a pivotal part of making the Town an attractive place to do business. The building is suspected to have significant ACMs, lead paint and site soils impacted by the building floor drains. A petroleum release was reported February of 2006.

##### **2. Colvin Motor Lines Building – 12347 James Madison Highway Tax Map #: 44-36**

The Colvin Motors site is located at the Route 15 gateway to the Town of Orange off Interstate 64. Reuse of the highly visible vacant site would contribute significantly to placemaking efforts and set the tone for other redevelopment projects. The Colvin Motors site is directly across the train tracks from a current large brownfields project at the former Virginia Metal Industries which seeks to transform the dilapidated building into a commercial hub for food distribution. The site has registered petroleum tanks.

##### **3. Bank of America building – 113 W Main Street Tax Map #: 44A3-29-4**

The Bank of America (BOA) building was built in the 1950s and served as BOA branch until up to about 10 years ago. Centrally located in the Town of Orange on West Main Street adjacent to several restaurants and retail shops. Currently vacant, local developers have envisioned reuse of the site as a boutique hotel. The building has petroleum tanks registered and a release on record from April 2006.

##### **4. Liberty Mill Site – 13576 Liberty Lane Tax Map #: 57-29 Gordonsville, VA**

The Liberty Mill Rd site is located near the Orange County Industrial Park. Currently vacant, the site includes a 210,00 SF structure on about 140 acres. Given the sheer size of the building and overall parcel, if the site were redeveloped, it would be a major asset for the County's business recruitment efforts. The site has registered petroleum tanks and a release on record in 2007.

#### **c. Identifying Additional Sites**

The project will include development of an inventory of potential brownfield sites through the use of GIS mapping and evaluation of environmental databases. The Orange County Office of Economic Development and Tourism (OEDT) conducted business/property owner outreach as well as developer roundtables in advance of this funding request. The County may prepare a Post Card to mail to property owners to solicit interest. As additional sites are identified they will be prioritized based on key criteria, including environmental contamination, potential for economic redevelopment, location relative to sensitive populations, and property owner interest. This approach will ensure resources are directed toward sites where revitalization efforts can drive significant socioeconomic and environmental improvements.

### **Revitalization of the Target Area**

#### **d. Reuse Strategy and Alignment with Revitalization Plans**

The County is targeting reuse of brownfields, vacant and underutilized sites as a strategy to encourage investment and revitalization. This strategy builds on the County’s Comprehensive Plan, the Town of Orange and Gordonsville comprehensive plans and the Rappahannock-Rapidan Regional Commission (RRRC) Comprehensive Economic Development Strategy (CEDS). The County envisions developing an overall vision and roadmap to revitalization using USEPA funds building on these prior efforts.

The Orange County Comprehensive Plan (2023) recognizes the Route 15 Corridor between Orange and Gordonsville as a target for growth; designating it “*Economic Development*” on its Future Land Use map. The plan states this designation is “*to serve two main goals: 1) Create more jobs in the County; and 2) Create tax sources that are based on economic activity. Areas of the County that are designated for economic development (including commercial, mixed use, and industrial developments) are primarily for locating businesses that address these goals by providing employment, shopping and other activities*”

The RRRC CEDS (June 2024) identifies a series of Goal and Initiatives that lay the foundation for reuse of strategic sites.

**Goal 3 – Support Elements of the built environment that meet today’s demand and lay the foundation for advancing a dynamic economic future-** acknowledges the need for a regional approach including “*Partner with localities to assess vibrancy and vitality of commercial corridors, small towns and downtown districts and identify tactics that can advance meaningful, local economic activity*” (Action 3.A.4 p21 RRRC CEDS) and “*Identifying underutilized locations – There are often properties with the potential for development that have been abandoned or otherwise challenging properties that hold potential ...*” (Action 3.C4 p 24 RRRC CEDS)

The County will prepare an overall revitalization plan building on the CEDS and local efforts that will link strategic sites by exploring improved connectivity, placemaking, and housing choice. Initial ideas for strategic site will be explored:

1. Blue Bell Building. A county owned property that could be used by a single occupant for manufacturing and warehouse space. This is also being considered as a multi-tenant incubator space.
2. Colvin Motor Lines Building. Owners have expressed interest in developing the site as a craft brewery or a retail space.
3. Bank of America Building. Located in a prime downtown location, owners are exploring use as a boutique hotel or a small incubator space.
4. Liberty Mill Site This is a large former manufacturing facility and considered as a possible manufacturing site and major asset for the County’s business attraction efforts if it’s redeveloped

e. Outcomes and Benefits of Reuse Strategy

This program will return brownfield sites back to economic vitality for the public’s use and enjoyment. The overall plan will positively impact adjacent sites through this investment and remediation of these sites will minimize risk of exposure for all residents. Additional expected outcomes will be new investment, job creation, housing opportunities, and an increased tax base which will benefit these disadvantaged target areas. Area leaders will encourage developers to utilize renewable and energy efficiency measures wherever possible. This funding will allow for the repurposing of these sites, making the entire area more appealing, which in turn will increase the land value and tax rate.

**Strategy for Leveraging Resources**

f. Resources Needed for Site Reuse

The Orange County Office of Economic Development and Tourism (OEDT) has been successful in securing funds for environmental investigations and economic development activities; specifically, the Virginia Brownfields Restoration and Economic Development Fund (VBAF). VBAF funds have been utilized to conduct assessment activities on the Earls Glass and VMI sites located in Study Area. The County will explore securing additional VBAF funds to conduct clean up activities for priority sites.

The County is eligible for funds under USDA Rural Development and also has three census tracts that are available for US EDA funding. The RRRC is implementing recommendations in the CEDS including establishing the region as an Economic Development District. This would open up the the County’s eligibility for construction funds from the US EDA. The County intends to pursue additional state and federal funds to invest in reuse of sites. OEDT employs a variety of local incentives that will further support redevelopment of priority sites. The County will work with the EDA to fully leverage these resources which include:

- **Real Estate Improvement Tax Grant**
- **Manufacturers Machinery & Tool's Tax Grant**
- **Retail and Accommodations Tax Grants**
- **Discounted Pricing on County Owned Real Property**
- **Fast-Track Plan Review & Permit Fee Waivers**
- **Red Carpet Roll Out**
- **Significant Investment Incentive:** Enhanced incentives for larger projects based on capital investment and job creation.

**g. Use of Existing Infrastructure**

This EPA grant will facilitate the effective use of the target area’s existing infrastructure, including municipal roads, water, sewer, power, and broadband services essential for redevelopment. The Towns of Orange and Gordonsville represent the primary developed areas of Orange County that are served by water and sewer and serve as the centers of employment and commerce. The Town of Orange owns and operates the utilities (water and sewer service) within the municipal boundaries. Rapidan Service Authority (RSA) provides utility service to limited areas of Orange County including water service along Route 15 (withing the study area) to the Town of Gordonsville and the Route 20. RSA provides sewer services in the Town of Gordonsville. Adequate water and sewer capacity exists to serve redevelopment of the referenced sites. Gas, electric, and telecommunications infrastructure are also present.

**(2) COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

**Community Need**

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

Orange County is a small rural community (population 36,254). The County has a narrow tax base heavily reliant on property tax. It is also a community with limited industrial or commercial land to leverage for broadening the tax base. The communities are very small Town of Orange (pop 4895) and Gordonsville (pop 1414) —represent pockets of economic and health vulnerability in Orange County. The poverty rate in the Town of Orange (15.8%) and Gordonsville (17.7%) is nearly double the Virginia state average of 9.7%. This economic hardship is compounded by significant concentrations of sensitive populations: 22.4% of the Town of Orange residents are over age 65, and both towns maintain a higher-than-average percentage of children under 5. Bothe towns have minority populations (35% in Orange; 33.1% in Gordonsville) that are nearly double the county average of 18%. The persistent presence of vacant or underutilized industrial and commercial sites creates a cycle of disinvestment, leaving the most vulnerable residents— those with limited mobility and lower incomes—exposed to the blight and potential health risks of unaddressed contamination.

Indicator	T Orange	T Gordonsville	Orange County	Virginia
Population in Poverty	15.8%	17.7%	10.1%	9.7%
Population Under 5	6.7%	~6.5%	5.8%	5.7%
Population Over 65	22.4%	14.0%	22.0%	16.3%
Median HH Income	\$68,833	\$70,179	\$84,103	\$89,978

**b. Health or Welfare of Sensitive Populations**

This program will prioritize the protection of sensitive populations where the density of low-income and elderly residents is highest. Approximately **34%-35% of adults** in the target area suffer from obesity, and roughly **10% live with adult asthma**.The [Virginia Department of Health](#) notes that heart disease and respiratory issues are leading health concerns in the region. For the elderly population in the Town of Orange (22.4%), proximity to potentially contaminated sites poses a compounded risk. Without formal assessment and eventual remediation of these properties, these sensitive groups— children, seniors, and minority residents—face higher cumulative impacts from environmental burdens. This grant will directly address these inequities by providing the data needed to remove health hazards and transition hazardous "dead spaces" into community assets like housing or recreational space.

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

Orange County’s target area exhibits a cumulative health burden that makes residents particularly vulnerable to environmental contaminants. According to **CDC PLACES (2025)** and **Virginia Department of Health** data, the adult asthma rate in the Towns of Orange and Gordonsville is approximately **10.0%**, with adult obesity exceeding **34%**. Furthermore, with **22.4% of the Town of Orange population over age 65**, there is a heightened risk of cardiovascular disease (currently at **~6.0%**)This grant will directly reduce these threats by conducting targeted **Phase I and II Environmental Site Assessments (ESAs)** to identify and delineate hazardous substances—specifically focusing on lead, asbestos, and petroleum—that migrate into the localized air and groundwater. By committing **30% of the project budget to reuse planning**, the County will prioritize the transition of these sites into "Health-Promoting Assets." For example, planning activities will focus on converting underutilized parcels into **community health hubs, housing, or food related uses**.

**D. Economically Impoverished/Disproportionately Impacted Populations**

The target communities of Orange and Gordonsville represent a "disproportionate share" of the region’s environmental and economic burdens. While the County is a "Transitional Locality," the towns function as pockets of persistent poverty, with

rates of **15.8% and 17.7%** respectively—nearly double the state average. These areas also hold the highest concentrations of minority residents (**35% in T. Orange; 33.1% in T. Gordonsville**), who reside in closest proximity to legacy rail corridors and industrial "Main Street" sites that have remained stagnant for decades. These populations lack the financial mobility to move away from these "dead zones," creating a cycle of environmental injustice.

This grant and our **30% reuse planning strategy** are designed to break this cycle by shifting the project focus from mere assessment to **equitable revitalization**. We will utilize the planning funds to conduct Market Feasibility Studies and Site Reuse Assessments specifically for affordable housing and small-business incubator. This approach ensures that the populations currently bearing the negative consequences of past industrial operations—low-income and minority residents—are the primary beneficiaries of the new economic opportunities and improved environmental quality resulting from this grant.

**Community Engagement**

**E Project Involvement**

The County is in the middle of its strategic planning efforts and began stakeholder engagement meetings last Fall. The county conducted a Developers Roundtable in September 2025 and this group will continue to provide input on decision making around site selection – and how sites fit into the broader redevelopment plan. County staff has work closely with staff in Towns of Gordonsville and Orange and their town managers will play a pivotal role in helping with the project and ensuring that funds are allocated appropriately. County staff will also work hand-in-hand with the County Economic Development Authority (EDA) in achieving their mission of stimulating new business in the County. The EDA is particularly interested in repurposing vacant sites for commercial use in an effort to broaden the tax base and will be involved in the project from the beginning. County staff has discussed the grant opportunity for several months with EDA members and continues to engage with them throughout the application process.

i. Project Roles

**List of Organizations/Entities/Groups & Roles**

Name of organization	Entity’s mission	Point of contact (name & email)	Specific involvement in the project or assistance provided
Town of Orange	Local government for the Town of Orange (County seat)	Chris Snider; csnider@townoforangeva.gov	Co-lead development of redevelopment vision, interface w/owners of strategic sites, participating in the project
Town of Gordonsville	Local government for the Town of Gordonsville	Anthony Schienschang; aschienschang@gordonsville.org	Co-lead development of redevelopment vision, interface w/owners of strategic sites, participating in the project
Orange County	Local government for Orange County	Ian Ginger, Julie Perry, Orange County; <a href="mailto:iginger@orangeco.untyva.gov">iginger@orangeco.untyva.gov</a> and <a href="mailto:jperry@orangeco.untyva.gov">jperry@orangeco.untyva.gov</a>	Project management/lead. Responsible for all major aspect including facilitating community engagement and partner involvement
Town of Orange IDA	To facilitate business investment and job growth	csnider@townoforangeva.gov	Identify sites and plan to secure incentives for redevelopment activity
County of Orange EDA	To facilitate business investment and job growth	Adam Bryington; Anthony Schienschang; [REDACTED]	The EDA will be part of the Developers stakeholder group. This will include bringing property owners into the conversation – some of them are actually property owners – as well as the broader business community. Provide guidance on priority sites and how they strategically fit into the County’s comprehensive redevelopment efforts.
Orange County Chamber of Commerce	To serve as the voice of the business community	Tina Viramontes; <a href="mailto:exec@orangeva.com">exec@orangeva.com</a>	Connection to property owners and potential businesses that may want to locate

	in Orange County	amber.com	in redeveloped buildings
Orange County Director of Development Services	Spearheads zoning and planning efforts for the County	Michelle Mixell; mmixell@orangecountyva.gov	Input on how properties/the study area fits into the County's broader comprehensive plan

ii. Incorporating Community Input

Orange County recognizes the importance of community engagement and listening to affected stakeholders and effectively incorporating their input when developing community-based solutions. The County plans to develop a community engagement strategy that will target those adversely impacted by brownfield sites:

- Hosting frequent meetings with the Developers stakeholder group, one of four focus groups playing a pivotal role in the Economic Development and Tourism office's strategic plan efforts. The Developers group has met once and will continue to meet quarterly to provide input on this project as well as a broader vision on redevelopment opportunities in the County.
- Hosting periodic open house events in both the Town of Orange and Gordonsville. These will be conducted at local venues to report on the progress of the program, findings, summarizing next steps and soliciting community input.
- Use of traditional and social media to publicize events, communicate progress and share progress.
- Use of a dedicated brownfields project website/or hosted page on the County's Economic Development and Tourism website.
- Informational brochure/flyer summarizing the purpose of the Brownfields Assessment Grant and overall EPA Brownfields Program. The brochure will provide examples of common brownfield sites, explain Phase I and Phase ESA processes, describe the benefits of participating in the program, and provide answers to several frequently asked questions. It will be widely distributed amongst developers across the County.
- Make presentations at County EDA meetings once a month and provide updates to the Town of Orange's IDA and Town of Gordonsville's Town Manager throughout the project. Input gathered from the above process will be evaluated and responded to allow community to know how their input was considered, what decisions were made, and the rationale for those decisions.

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

**Description of Tasks/Activities and Outputs**

The County will utilize brownfields funding to (1) Prepare a brownfields inventory; (2) Prioritize sites for the program; (3) Conduct community engagement activities; and (4) Characterize, assess, and plan for remediation and reuse of brownfields sites and their buildings within the identified target area.

<b>Task 1: Program Management</b>
i. Project Implementation: The County will work to procure a Qualified Environmental Professional (QEP). The Project Manager and QEP will prepare scope, schedule and fee for all activities, establish PM protocols. The County will establish Brownfield Advisory Group ("Revitalize Orange" or "BAG") comprised of key stakeholders and county leadership- who will guide the community engagement and site inventory task .
ii. Anticipated Project Schedule: Procure QEP): Q1; ACRES and quarterly reports: quarterly and as needed; Annual and closeout reports: Q4, Q8, Q12
iii. Task/Activity Lead: Project Manager with assistance from BAG and QEP
iv. Outputs: RFP/QEP contract (1); Quarterly Report (12 total – 4/year); Annual Reports (3); Closeout Report (1)
<b>Task 2: Site Inventory &amp; Prioritization</b>
i. Project Implementation: The QEP will prepare a brownfields site inventory and database for sites in the Target Area (TA), including priority sites. These properties will be compiled, mapped, and characterized by the County based on the approach identified in Section 1.a.iv. No assessments will be conducted prior to confirming eligibility with EPA.
ii. Anticipated Project Schedule: Site inventory and database, prioritization, selection: Q2-Q3.
iii. Task/Activity Lead: QEP will prepare/maintain inventory with County staff oversight, assistance with access coordination, and work product review/approval. County will provide input for site selection and prioritization.
iv. Outputs: Inventory/Database (1); Prioritization Matrix (1)
<b>Task 3: Community Engagement</b>
i. Project Implementation: Community outreach and education measures to inform and solicit input from stakeholders, citizens, and private investment entities to achieve redevelopment plans with community buy-in and based on common community goals. Outreach and education will occur for both priority and additional sites as part of Task 2.

ii. Anticipated Project Schedule: Community Involvement Plan: Q2-Q3; Informational Flyer: Q3; Public Meetings/Open Houses: Q3-Q12
iii. Task/Activity Lead: County with support from QEP.
iv. Outputs: Public Meetings/Open Houses (4); Community Involvement Plan (1); Informational Flyer (1)
<b>Task 4: Phase I and Phase II Environmental Site Assessments/RBM</b>
i. Project Implementation: The County will prepare Eligibility Determination (ED) requests for priority sites and sites identified in Task 2. The County and QEP will establish site access agreements with property owners. Similar efforts will occur for additional sites as identified. The QEP will conduct Phase I ESAs for 12 sites. Prior to initiating sampling or other field investigation activities, the QEP will prepare a Quality Assurance Program Plan (QAPrP) and a Quality Management Plan (QMP) for EPA approval .Prior to conducting Ph II ESA a Field Sampling Plan will be prepared and Phase II ESAs will be advanced at 6 sites, and Regulated Building Materials (RBM) surveys will be advanced at 3 sites.
ii. Anticipated Project Schedule: Phase I ESAs: Q3-Q10 (after creating inventory database and priority list); QAPrP/QMP: Q4; Field Sampling Plan, Phase II ESAs and RBM surveys: Q5-Q12 (following review of Phase I ESAs, QAPP, and priority list); Cleanup Plans: Q8-Q12 (following review of Phase II ESAs, RBM surveys, and priority list).
iii. Task/Activity Lead: The QEPs will complete this task under direction of the County.
iv. Outputs: Phase I ESAs (12); QAPrP (1); Site-Specific Phase II Work Plans (6); Phase II ESAs (6); RBM Surveys (3);
<b>Task 5: Planning for Remediation and/or Redevelopment</b>
i. Project Implementation: For sites addressed through Phase II ESAs, preliminary remediation plans (Analyses of Brownfield Cleanup Alternatives, or ABCAs) and associated cost estimates will be prepared to review alternatives for further environmental investigation and/or remediation, if warranted. County staff and the QEP will also work with the stakeholders to conduct preliminary redevelopment planning for selected TAs and/or site to explore best reuse and economic potential. This may include reuse plans, marketing/feasibility studies, master plans, infrastructure evaluations, and conceptual development plans.
ii. Anticipated Project Schedule: Q3-Q12
iii. Task/Activity Lead: QEP will lead this task with the County providing oversight and assistance with property owner coordination and community input and review/approve work products.
iv. Outputs: Cleanup Plans (2), Reuse Plans for Corridor(s), and Priority Sites and other identified sites (4).

**Costs**

**Task 1: Program Management (\$43,644)**

Contractual costs: \$29,425 (85 hrs. @ \$125/hr., 94 hrs. @\$200/hr) for grant reporting, monthly status calls, quarterly Brownfield Advisory Group meetings. (e.g., quarterly and annual reports).

Conference/Travel costs: \$14,219: \$4,300 for two County staff to attend 1 national brownfield conferences (airfare \$450, conference fees \$300, 4 nights hotel \$250/night,[ \$800 total], 4 days per diem [\$75/day, [\$300 total], total \$2,150 (per Person) x 2 attendees). \$3,800 for 2 county staff to attend 2 Virginia Brownfield Conference (travel \$125, hotel, 2 nights @\$250, per diem 2 x \$75, misc) total \$950 per person x 2 attendees x 2 conferences. An additional \$6,119 for staff to travel to meetings and site visits across the County – and to coordinate site visits with local and state officials including the Virginia Economic Development Partnership.

**Task 2 Community Engagement, Site Inventory & Prioritization (\$49,656)**

Contractual costs: \$43,250 (210 hrs. @ \$125 /hr. and 80 hrs @\$200/hr)average)) for website, public notices, informational brochures, conducting community outreach including stakeholder meetings public workshops and GIS Site Inventory, Expenses \$4,034 for Advertising (\$2,034) and Printing (\$2,000) .

**Task 3 PH 1/II Site Assessments, and RBM (\$338,200)**

Contractual costs: \$338,200. The costs for completing Phase I and Phase II ESAs will vary depending on the complexity and site conditions. The grant budget is based on 12 site eligibility requests (\$7,200 total) Preparation of 1 QAPrP at \$9000, 12 Phase I ESAs at \$2,750 each (\$33,000 total), 7 Field Sampling Plans at \$2,500 each (\$17,500) 6 Phase II ESAs at \$40,000 each (\$240,000 total), 3 RBM Surveys at \$,7500 each (\$22,500 total). These are averaged costs used for budgeting, based on past experience.

**Task 4 Site Reuse Planning (\$68,500)**

Contractual costs: Cleanup planning by QEP (\$20,000 [160 hrs @ \$125/hr]; e.g., FS/ABCAs, cleanup action plans) and reuse planning consultants (\$47,500 [380 hrs @ \$125/hr]; e.g., reuse visioning sessions, concept plans, market analysis, proformas, infrastructure evaluations).

**3.b. Cost Estimates:** Project cost estimates are provided by task below. County will use less than 5% of the grant funds for personnel/fringe costs to administer the grant and will contribute their own resources to manage the activities described herein. **County will use 30% of grant funds for eligible reuse planning activities on strategic sites.**

Budget Categories		Task 1 Program Management	Task 2 Community Engagement, site Inventory & Site Prioritization	Task 3 Ph I/II ESA & RBM	Task 4 Site Planning for Remediation and Redevelopment	Total
		Direct Costs	Personnel			
Fringe Benefits						
Travel <sup>1</sup>	\$14,219					\$15,358
Equipment <sup>2</sup>						
Supplies						
Contractual	\$29,425		\$49,656	\$338,200	\$68,500	\$485,781
Construction <sup>3</sup>						
Other (include subawards, conference registration fees, and specific participant support costs)						
Total Direct Costs <sup>4</sup>						
Indirect Costs <sup>4</sup>						
<b>Total Budget</b> (Total Direct Costs + Indirect Costs)		\$43,644	\$49,656	\$338,200	\$68,500	\$500,000

**e. Plan to Measure and Evaluate Environmental Progress and Results**

Orange County will employ a project tracking and management process to ensure that project goals are advanced and financial resources are utilized efficiently. This system has been utilized in the past and includes regular meetings and communications, establishment of specific metrics for tracking milestones against budgets, periodic reporting on interim deliverables and project output. A project management team will periodically report to stakeholders and County leadership.

- Tracking Project Outputs: Key outputs, such as completed Phase I and Phase II Environmental Site Assessments (ESAs), site inventories, and community engagement events, will be logged and monitored on a quarterly basis.
- Evaluating Project Results: The successful completion of site assessments, remediation plans, and compliance with EPA and state regulations will measure project results. Metrics such as the number of brownfield sites assessed, percentage reduction in environmental contaminants, and remediation actions completed will be monitored. These data points will be reported on USEPA ACRES and shared with the community through public meetings and updates.
- Assessing long-term project outcomes will focus on improvements in environmental quality, economic revitalization, and community health. Increases in property values, local investment, and job creation within redevelopment areas will measure economic progress.
- Feedback and Adjustments: Regular community feedback and periodic evaluation meetings with project stakeholders will provide opportunities to refine approaches as necessary. The County will conduct annual public forums to review project outcomes, gather community insights, and adjust strategies to effectively address emerging needs or environmental challenges. This adaptive management approach will ensure the project aligns with community and environmental goals.

The County envisions hosting quarterly meetings with our developers groups over the next several years as we work through the first few years of the Economic Development and Tourism office's new strategic plan.

#### **4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

##### **Programmatic Capability**

a. Organizational Capacity

The County has sufficient capacity for all technical and administrative tasks associated with successfully managing an EPA Brownfield Grant including past experience with two Virginia Brownfield Restoration and Assistant Fund grants. County staff have expertise in areas relevant to this project including environmental, planning, outreach, legal, finance, and grant management. County staff have the capacity to manage multiple projects simultaneously, adhering to work plan budgets and timelines. These professionals routinely manage projects with complex multi-year scopes of work and budgets in excess of \$500,000. In fact, in FY24 the County managed over \$2M in direct grant payments from the federal government across several agencies ranging from the Departments of Education, Defense, and Homeland Security. Audits for this and other fiscal years in which similar federal awards are managed, indicate that the County has a track record of meeting full compliance requirements. In particular, the County's Economic Development and Tourism office frequently manages grants from the state of Virginia for economic development and tourism typically ranging anywhere from \$10,000-\$50,000. Staff also have extensive experience identifying and resolving land ownership, liability, zoning, permitting, and entitlement issues, which will be beneficial in early identification of roadblocks throughout inventory, prioritization, and site selection portion of the project.

b. Organizational Structure

The project will be managed by the Assistant Director of Economic Development and Tourism, Ian Ginger, with direct support from the Director of Economic Development and Tourism, Julie Perry, as well as Economic Development and Tourism Program Manager, Regan McKay. The Department of Development Services, led by Michelle Mixell, will also play a pivotal role in matching sites and the study area with the overall comprehensive plan for the County, especially the two Towns and the Route 15 and 20 corridors leading into them. Additional County staff will also play a support role as needed including the Planning and Zoning Administrator, Josh Frederick. Additionally, the County Economic Development Authority will play a direct role in assisting with identification of sites and contextualizing them within its broader redevelopment and business attraction efforts.

c. Description of Key Staff

Ian Ginger, Assistant Director of Economic Development and Tourism will serve as Project Manager and point of contact for the project. Mr. Ginger has over a decade of experience managing complex projects with a wide array of stakeholders. He has worked across the private, non-profit, and public sectors and is well versed in project management, reporting, data analysis, and financial management and budgeting. In a previous role, Mr. Ginger was a Program Director for a state managed economic development grant program and also managed his previous organization's work with the U.S. Economic Development Administration.

d. Acquiring Additional Resources

The County has established processes for contracting additional expertise and resources, including using contractors and subrecipients as necessary, per EPA's guidelines. The County actively promotes local hiring and procurement practices, fostering strong labor practices and providing community members with potential employment opportunities in the redevelopment of brownfields. This includes partnerships with local workforce development programs to connect residents with training and employment related to assessment, cleanup, and redevelopment activities.

##### **Past Performance and Accomplishments**

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

The Office of Economic Development and Tourism has a successful history of administering Virginia Brownfield Restoration and Economic Redevelopment Assistance Finds (VBAF):

**Virginia Metal Industries** –0 Gordonsville Road, Orange VA: A VBAF grant in the amount of \$20,050 was awarded a Site Assessment and Planning grant at the beginning of 2022 for a Phase I & II Environmental Site Assessment (ESA), site survey and amendment of the VRP Certificate. The project is complete, and a grant report has been prepared for the

project. The results of the report will be used by the current owner, or a future owner, to advance redevelopment of the site.

**Former Earl's Glass site**, 145 Caroline Street, Orange, VA: The site was awarded a \$47,150 VBAF grant to prepare a Phase 1 ESA, Phase 2 ESA, and Regulated Building Materials (RBM) for lead and asbestos. It was also awarded \$135,850 for site cleanup. All work is complete and the site has been repurposed as a restaurant and potential community event space.

**Virginia Metal Industries** - Tract I, 12314 Old Gordonsville Rd, Orange Va: The site was awarded a \$50,000 VBAF grant to prepare a Phase 1 ESA, Phase 2 ESA, and Regulated Building Materials (RBM) for lead and asbestos. The project started in 2022 and is pending completion.

(1) Purpose and Accomplishments

(2) Compliance with Grant Requirements

**D. Applicants Using Contractors and/or Subrecipients**

NA Orange County has not procured a contractor and will go through procurement rules as indicated by the Virginia Public Procurement Act.

## Attachment to Narrative

### THRESHOLD CRITERIA

#### (1) Applicant Eligibility:

- a. Type: The County of Orange is a County Government and is eligible for a Communitywide Assessment Grant.
- b. Federal Taxation Exemption: The County is tax exempt.

(2) **Community Involvement:** Orange County recognizes the importance of community engagement and listening to affected stakeholders and effectively incorporating their input when developing community-based solutions. The County proposes to a public engagement process that consists of:

- Hosting periodic open house events in both the Town of Orange and Gordonsville. These will be conducted at local churches, schools, or town halls to report on the progress of the program, findings, summarizing next steps and soliciting community input.
- Use of traditional and social media to publicize events, communicate progress and share progress.
- Use of a dedicated brownfield's project website/or hosted page on the County's website. The website will provide: a summary of the EPA Brownfields Program, highlights of brownfields projects; a listing of all funding leveraged, current project news, and photographs as well as a feedback/citizen comment page.
- Informational brochure/flyers summarizing the purpose of the Brownfields Assessment Grant and overall EPA Brownfields Program. The brochure will provide examples of common brownfield sites, explain Phase I and Phase ESA processes, describe the benefits of participating in the program, and provide answers to several frequently asked questions.
- Make presentations at Town Board/County Commission meetings to provide project updates and allow for question-and-answer sessions.
- Input gathered from the above process will be evaluated and responded to allow community to know how their input was considered, what decisions were made, and the rationale for those decisions.

(3) **Expenditure of Existing Grant Funds:** N/A. The County does not have an open EPA Assessment Grant or Multipurpose Grant.

#### (4) Contractors and Named Subrecipients:

- a. Contractors: The Village has not selected a contractor.
- b. Named Subrecipients: N/A.



*Commonwealth of Virginia*

***VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY***

[www.deq.virginia.gov](http://www.deq.virginia.gov)

Stefanie K. Taillon  
Secretary of Natural and Historic Resources

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

January 15, 2026

Ian Ginger

Orange County - Assistant Director of Economic Development & Tourism  
112 W Main Street, Orange, VA 22960

**VIA ELECTRONIC MAIL**

Subject: Acknowledgement and Support – Pittsylvania County  
FY2026 USEPA Community-wide Brownfields Assessment Grant Program  
EPA-I-OLEM-OBLR-25-04

Dear Mr. Ginger,

The Virginia Department of Environmental Quality (DEQ) is in receipt of your request for support for the above-referenced EPA Brownfields Grant application. The request will be for an EPA Community-Wide Brownfields Assessment Grant for Orange County. This grant, if awarded, will assist the County to build on existing accomplishments in their community revitalization efforts.

It is our understanding that Orange County has identified at least five potential Brownfield sites, primarily in the Towns of Orange and Gordonsville. The overall area of interest includes Gordonsville, Route 15 (James Madison Highway) from Gordonsville to the Town of Orange and the Route 20 corridor (Constitution Highway) directly outside of Orange where it is believed that Brownfield funding investment will have the most impact on the County's redevelopment goals. In addition, grant funds will be used for focused planning activities that will be a foundational step in the County's comprehensive planning for redevelopment and revitalization.

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 state Brownfields funding to communities within the County and encourages continued effort to mitigate environmental conditions at Brownfield properties in the area. It is our sincere hope that this EPA proposal will be successful, and that Orange County will be able to continue leveraging funds to stimulate economic development and revitalization in the area.

Acknowledgement and Support – Orange County  
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](mailto:karen.weber@deq.virginia.gov) or 804-432-7790.

Sincerely,

Karen Weber, P.G.  
Brownfields Coordinator

cc: Cortney Marquette – DEQ-CO