



**Central Virginia Planning
District Commission**
828 Main Street, 12th Floor
Lynchburg, VA 24504
Office: (434) 845-3491
cvpdc.org

R03-26-A-020

January 23, 2026

US Environmental Protection Agency
1200 Pennsylvania Avenue, N.W.
Washington D.C. 20460

RE: FY26 Brownfield Community-Wide Assessment Grant (EPA-OLEM-OBLR-25-04)
Central Virginia Planning District Commission (CVPDC)
Application Information Sheet

1. APPLICANT IDENTIFICATION

Central Virginia Planning District Commission (CVPDC)
828 Main Street, 12th Floor
Lynchburg, VA 24504
UEI: RBP4DRNKAAG4

2. WEBSITE URL

<https://www.cvpdc.org/>

3. FUNDING REQUESTED

- a. Assessment Grant Type: Community-Wide Assessment Grant
- b. Federal Funds Requested: \$500,000.00

4. LOCATION

The project target location jurisdictions, all located in Virginia, USA, are:
Amherst County; Appomattox County; Bedford County; Campbell County; Town of
Altavista; Town of Amherst; Town of Appomattox; Town of Bedford; Town of
Brookneal; and Town of Pamplin City

5. TARGET AREA(s) and PRIORITY SITE INFORMATION

Target Area 1: Town of Pamplin City, Virginia

- Town of Pamplin City 194 – 132 Main Street: Census Tract Number 51001040300, 194 – 132 Main Street, Pamplin, Virginia 23958
- Town of Pamplin City: Census Tract Number 51001040300, to include properties at 377 Church Street (vacant 1942 school) and 104 Pecan Street (Eastern Star Lodge), Pamplin, Virginia 232958

Target Area 2: Madison Heights, Amherst County, Virginia

- Virginia Route 29 Entrance Corridor: Census Tract Number 51009010506, 4812-4712 South Amherst Highway, Madison Heights, VA 24572
- Central Virginia Training Center: Census Tract Number 51009010505, 521 Colony Road, Madison Heights, Virginia 24572

Target Area 3: Town of Appomattox, Virginia

- Confederate Boulevard, Town of Appomattox: Census Tract Number 51011040102, Appomattox, VA 24522.

Target Area 4: Town of Brookneal, Virginia

- Lynchburg Avenue (US Route 501) to Lusardi Drive (US Route 501E), Town of Brookneal: Census Tract Number 51031020900, Brookneal, VA 24528

6. CONTACTS

- a. Project Director: Kelly Hitchcock, Deputy Director of Planning
434-818-7604 (direct); 434-845-3491 (office)
Kelly.Hitchcock@cvpdc.org
828 Main Street, 12th Floor
Lynchburg, VA 24504
- b. Chief Executive Officer Alexander W. Brebner, Executive Director
434-818-7601 (direct); 434-845-3491 (office)
Alec.Brebner@cvpdc.org
828 Main Street, 12th Floor
Lynchburg, VA 24503

7. POPULATION

Population estimates per the 2020 Census and 2023 American Community Survey (ACS)

Area	2020 Census	2023 American Community Survey (ACS)
Town of Brookneal, Virginia	1,090	1,275
Madison Heights, Virginia	10,893	10,398
Town of Pamplin City, Virginia	138	118
Town of Appomattox, Virginia	1,919	2,085
Central Virginia Planning District	262,979	265,474

Source: Weldon Cooper Center for Public Service

8. OTHER FACTORS

Other Factors Checklist	Page #
Community population is 15,000 or less	1,2
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
The priority site(s) is impacted by mine-scarred land.	
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water or would be contiguous or partially contiguous with a body of water, but for a street, road, or other public thoroughfare separating them).	2
The priority site(s) is in a federally designated flood plain.	

The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	
The reuse of the priority site(s) will incorporate energy efficiency measures.	
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	
30% or more of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section 1.A. for priority site(s) within the target area.	2,3
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2015 or later) or is closing.	

9. LETTER FROM THE STATE OR TRIBAL ENVIRONMENTAL AUTHORITY
 An EPA Brownfield Community-Wide Assessment application acknowledgement letter from the Virginia Department of Environmental Quality (DEQ) to the CVPDC is provided in this application as *Information Sheet Attachment*.

10. RELEASING COPIES OF APPLICATIONS
 This application does not contain confidential, privileged, or sensitive information. The CVPDC understands that this content may be made available to the public by EPA without further notice.

The CVPDC is grateful to EPA for its previous EPA Brownfield Community-Wide Assessment (grant #96399701) award and is proud of the project execution, property assessments, community planning, property transfer and pending redevelopment and community planning initiatives that have taken place as a direct result of CVPDC’s first EPA grant. Our member localities are eager to build on the program momentum, staff knowledge, and program support to advance redevelopment opportunities and economic development investment in our region.

Thank you in advance for the review and consideration of the CVPDC Brownfield Community-Wide Assessment application in the FY26 program awards.

Respectfully,



Alexander W. Brebner
 Executive Director

Attachments



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 22, 2026

Kelly Hitchcock
Deputy Director of Planning
Central Virginia Planning District Commission
828 Main Street, 12th Floor
Lynchburg, VA 24504

VIA ELECTRONIC MAIL

Subject: Acknowledgement and Support – Central Virginia Planning District Commission
FY2026 USEPA Community-wide Brownfields Assessment Grant Program
EPA-I-OLEM-OBLR-25-04

Dear Ms. Hitchcock,

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 the Central Virginia Planning District Commission (PDC). The Central Virginia PDC serves Amherst, Appomattox, Bedford, and Campbell Counties and the Towns of Altavista, Amherst, and Appomattox along with the City of Lynchburg.

For this grant, target areas include the Town of Pamplin, The Town of Altavista, properties in the Madison Heights area of Amherst County, and sites within the Montvale and Big Island areas of Bedford County where it is believed that Brownfields funding investment will have the most impact on the PDC's continued redevelopment efforts. The City of Lynchburg will be excluded since the City manages their own EPA Assessment grant. This grant, if awarded, will assist the PDC in addressing Brownfield projects and build on existing accomplishments started under their FY2022 Community-wide Assessment Grant.

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 for numerous project sites in the region and encourages continued effort to mitigate environmental conditions at Brownfield properties in the area. It is our sincere

Acknowledgement and Support – Central Virginia PDC
FY26 EPA Community-wide Brownfields Assessment Grant Program
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hope that this EPA proposal will be successful, and that the Central Virginia PDC will be able to continue leveraging funds to stimulate economic development and revitalization in the area.

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

Sincerely,

Karen Weber, P.G.
Brownfields Coordinator

cc: Cortney Marquette – DEQ-CO

FY26 EPA Brownfield Assessment Grant
CVPDC Community-Wide Assessment Application
Narrative Criteria

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Target Area and Brownfields

- a. Overview of Brownfield Challenges and Description of Target Area: The Central Virginia Planning District Commission (CVPDC), an approximate 2,000 square-mile region, is predominantly rural in nature. An urban core includes Lynchburg City and adjacent urban portions of Bedford, Campbell, and Amherst counties. The CVPDC Brownfield Community-Wide Assessment Grant will address blighted properties, lower business and property investment, lower-income, unemployment, and poverty seen disproportionately in our region's rural areas, including our towns, as well as the Madison Heights area of Amherst County.

Most notably, the towns of Appomattox (2020 Census 1,893 population), Brookneal (2020 Census population), and Pamplin City (2020 Census 138 population), and the census area known as Madison Heights (2020 Census 10,893) experience the area's lowest per capita income, highest unemployment, lower housing values, and higher poverty rates in the region. Once-thriving manufacturing enterprises were sources of employment and means by which families could thrive. Blighted buildings from past industries, and the corresponding jobs lost, conspire to inhibit new investment and further diminish the economic vitality of these communities and environmental justice factors, health, income, employment, and general well-being of some of the region's most vulnerable citizens.

While the needs and challenges in the project target areas are real, so too are a range of foundational initiatives with which to expand private investment and economic sustainability. Madison Heights and the towns of Central Virginia, with schools, infrastructure, daily service businesses (e.g., grocery, medical services), and small locally owned enterprises, continue to serve as community hubs, especially to rural residents. The EPA Brownfield Program funding and programmatic foundation support, in concert with existing supporting initiatives and local stakeholder support, will catalyze private investment and property redevelopment that will spark economic recovery and population growth of the region's rural communities. In the absence of the EPA resources, the deterioration of underutilized properties, disinvestment, economic downturn, and population decline in the rural communities will continue.

- b. Description of the Priority Brownfield Site(s): The CVPDC will promote the Brownfield program throughout the planning region. However, following locations, based on local input, are program target areas, not presented in any prioritization order:

Target Area 1: Town of Pamplin City

Straddling Appomattox and Prince Edward counties, the Town of Pamplin City is seeing a resurgence with new business opening and development interest with April 2024 trailhead opening of the High Bridge Trail. Pamplin City was once a thriving village with train service, a small downtown, a hotel, and a school. Train service stopped in 1970s; US Route 460 bypass was built; and wastewater regulations forced the closure of downtown businesses not able to implement septic or other waste options. The line of buildings adjacent to the High Bridge Trail, which includes a new farm-to-table restaurant and an ice cream shop, offer target properties. The other project-targeted properties are located in the western portion of Town, for which the Town has been proactive (see next paragraph) in extending sanitary sewage system to this area of Town. The EPA Brownfield program will provide the opportunity for essential evaluation of the old vacant school and Masonic Lodge, which have recently attracted redevelopment interest in recognition of the Town's proactiveness in advancing sanitary sewage service to this area of Pamplin City.

The Town received an EPA Water Technical Assistance Engineering Support grant in October 2024 that resulted in a completed Sanitary Sewer Report. It was awarded a \$2.1 million loan from the

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Virginia Department of Environmental Quality Clean Water Revolving Loan Fund (VCWRLF) to expand the Town's sanitary sewer system to the western side of Town, opening up the potential for redevelopment and reuse of the grant-targeted old school, Masonic Lodge, and other Town vacant properties where revitalization has been hampered by a lack of a septic service. The EPA Brownfield program will be a key resource in supporting the continued Pamplin City revitalization.

Target Area 2: Madison Heights Census Area

Former Central Virginia Training Center (CVTC) site – The 350-acre CVTC site is an identified regional redevelopment site. It is adjacent to and overlooks James River. (A portion of the property lies in the James River Floodplain – FEMA Flood Map 5100930063D.) Amherst County and Lynchburg Regional Business Alliance leadership secured \$25 million in approved funding from the Virginia General Assembly to pay down debt associated was awarded to make way for development potential. Additionally, former Virginia Governor Glenn Youngkin's administration executed a transportation access study to evaluate additional business/industrial access options to the site. The site is known to have legacy petroleum impacts, a landfill, a medical waste incinerator, a coal-fired incinerator, a scrap yard, a bulk pesticide and oil storage area, and a coal ash and debris dump. Assessment of impacts to site soil and groundwater remains incomplete. Redevelopment of this site is an Amherst County and Central Virginia regional priority.

Route 29 North Entrance Corridor – Underused, abandoned, and blighted properties plague Business Route 29 in Madison Heights, Amherst County. The area north of Madison Heights is seeing residential growth and commercial resurgence. The corridor is the primary connection between the city of Lynchburg and suburban Amherst County. Scattered among active commercial properties are gas station sites, dry cleaners, and dilapidated and abandoned former retail stores and markets. These sites merit investigation to understand environmental risks and support Amherst County's vision for Route 29 Business Redevelopment, which includes a pending FY2026 USDOT BUILD application to expand safety and multimodal connections.

Targeted Area 3: Confederate Boulevard, Town of Appomattox

Focusing on this area within the town will build upon the Appomattox Area-Wide Plan developed through a previous award (BF96399701). Specifically, the focus will be to advance the corridor revitalization of this primary Appomattox Town corridor that connects the downtown directly to Appomattox Court House National Historical Park. Abandoned and derelict structures remain, owners of which have expressed interest in the Brownfield program. Efforts will complement the recent award of \$400,000 from Virginia Housing to demolish a key targeted property in the Area-Wide Plan and redevelop it into affordable housing ([article link](#)). This redevelopment project represents a direct project benefit from the CVPDC's first EPA Brownfield grant. A second US EPA Brownfield grant will capitalize on the momentum of public support and landowner interest in community-wide revitalization goals of the Appomattox Area-Wide Plan.

Targeted Area 4: Lynchburg Avenue (US Route 501), Town of Brookneal, Virginia

Lynchburg Avenue, a portion of US Route 501, is Brookneal's only north-south corridor. All along the corridor, from the Town's north border to Lusardi Drive (US Route 501E), is a continuous mix of vacant and derelict commercial and mixed-use properties interspersed among residential homes. Brookneal, with schools, medical facilities, insurance, and general daily shopping needs, is a service center for Campbell, Pittsylvania, and Halifax counties. The town saw a dramatic economic downturn when nearly 400 people lost employment at Dan River, Inc., which closed in 2006. The Town has experienced slow economic recovery while leading initiatives to revitalize, including a downtown grant for store facades, upgraded sewer and water lines, and housing rehabilitation programs. The results have included new business investment, such as a recycling facility at the approximately 100-

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acre Dan River site. However, the high presence of blighted properties is negatively impacting further investment in housing and other redevelopment potential. Town leaders have noted some expressed development interest, but traditional redevelopment unknowns loom. The proximity of many of the properties to the old Dan River facility, which developed materials that included the use of chrome complexes, silicones, and fluorochemicals used in the textile industry, further hampers redevelopment interest. Brookneal and Campbell County seek to expand the benefits of the first CVPDC EPA Grant, which led to property reuse with a new business occupying a previously vacant industrial site.

- c. Identifying Additional Sites: The CVPDC will promote the EPA Brownfield Program and, through coordination with locality staff, business stakeholders, and the public, seek project assessment, evaluation, and planning reuse services through the grant. The CVPDC will build off the Brownfields Inventory and Site Survey to promote the program's use, including providing direct benefits and successes from the previous EPA grant award to area private and public stakeholders.

Revitalization of the Target Area(s)

- d. Reuse Strategy and Alignment with Revitalization Plans: The reuse strategy for each of the targeted projects and any unidentified sites will be developed in consultation with the area localities and property owners to support locality Comprehensive Plans, corridor or small-area plans (e.g., Appomattox Brownfields Area-Wide Plan), and completed site-planning initiatives to respect and support private property owners and developer goals. All program activities will support locality and stakeholder priority initiatives and advance EPA Brownfield program priorities that advance safe environments for every American, support cooperative federal and cross-agency partnerships, advance American entrepreneurship, and facilitate economic sustainability.
- e. Outcomes and Benefits of Reuse Strategy: The environmental, fiscal, and economic health of the target communities through investment that supports quality of life will directly benefit from the CVPDC's Brownfield program. Assisting these small communities to ready properties would not be addressed without financial and capacity support. Providing foundational assessments and supporting reuse planning to the blighted and underutilized properties will support financial reinvestment by providing concrete evidence of need and the foundational guidelines to directly advance subsequent clean-up and redevelopment. Advancing the evaluation and foundational redevelopment of these targeted areas, which conspire to reduce investment throughout these rural communities, will catalyze additional investment, pride, and energy around these rural service centers. The CVPDC and its member localities seek positive outcomes, as seen in the town of Appomattox, where the demolition of a targeted blighted property identified in the first EPA grant-funded Appomattox Brownfields Area-Wide Plan will gain affordable housing units.

Through the assessment and planning programs, redevelopment opportunities improve the quality of life for those living in the area and attract new residents through investment, exemplified by affordable housing redevelopment in Appomattox. Like many rural communities, these target areas have been left behind, with only the vestiges of past manufacturing businesses remaining. These communities seek resurgence through remote work, families seeking affordable rural homes, increased tourism, and entrepreneurship. The foundation of revitalization in these communities depends on the availability of site assessment and redevelopment/reuse support. For the larger targeted sites, assessment and foundational potential to attract major regional employers rely external financial support and expertise. The EPA grant will help our communities achieve articulated goals that include living-wage jobs, restoration of the housing stock, housing supply, and removal of environmental impediments that hamper staff site reuse. Central Virginia's rural communities will regain the ability to attract and keep families, jobs, and investment.

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Strategy for Leveraging Resources

- f. Resources Needed for Site Reuse: There is currently foundational funding to support EPA funding. Appomattox has received \$400,000 in VA Housing to demolish a blighted property, where land will become affordable housing. Pamplin a \$2.1 loan for sanitary sewage expansion and \$151,241 DEQ Brownfield grant. The CVPDC, and our locality partners, has a demonstrated track record of funding and implementation success. The CPVDC is confident in the ability to continue to leverage partnerships and advance the use community programs, including U.S. EDA Comprehensive Economic Development Strategy (CEDS) and FEMA Hazard Mitigation Plan projects, to leverage EPA investment. The CVPDC has a demonstrated track record of being a sound and fiducially responsible partner. The ability to recognize opportunities, seek funding, and build public and private partners to advance projects that advance the economic vitality of our region is the foundation of our agency work. We seek a second EPA Brownfields grant to build on the foundation developed to continue to advance redevelopment initiatives needed to reduce the negative impacts that derelict and disinvested areas have on our communities.
- g. Use of Existing Infrastructure: Public utilities are key regional economic development resources with more-than-adequate capacity to support industrial and commercial redevelopment and growth. Critical to attracting high-paying jobs is the region's leadership in broadband service expansion. Brookneal boasts a robust water supply for manufacturing operations. Public utilities and road corridor capacity are poised to serve infill and growth in Madison Heights, Appomattox, and Brookneal. The Amherst County Service Authority has undertaken a series of program expansions to facilitate future water and sewer, and VDOT has evaluated future transportation access needs to advance site redevelopment. The Town of Pamplin City has submitted a \$2.1 million loan application for sanitary sewage system expansion for the western portion of town, with funding investment approved by Town Council and preliminary approval by DEQ. Finally, the Town has been awarded a Virginia DEQ Brownfields award, with a value of approximately \$150,214 to advance Phase II Assessment, Site Reuse Planning, Market Study and Geophysics assessment for the 12-acre former dump site. A \$10,500 Phase I Assessment (Property ID 260214) of the dump site was provided through the CVPDC Brownfield grant (BF96399701). All of the targeted communities have access to the regional roadway networks that all operate without congestion, supporting freight, business, employee, and employer access. Rail access is also available in the target area communities.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

Community Need

- a. The Community's Need for Funding: Revenue reduction, diminishing tax receipts as a function of business loss, and staff capacity each strain the ability of small rural communities to fund, administer, or facilitate site reuse options. Individual government units lack the financial resources to address brownfield sites without the additional support provided by the EPA grant program. Our region is proud of the manufacturing history that defines our region, but the economic impact of business closures, lower property values and family incomes, and suffering tax base left our rural communities in a downward economic spiral. By addressing these underutilized and abandoned sites, resulting economic growth, private investment, jobs, and economic sustainability will uplift our region's rural and lowest-income areas. Additionally, the elimination of deteriorating and potentially contaminated sites will yield health benefits that improve household physical and financial health.
- b. Welfare of Sensitive Populations:
The towns and rural pockets in the region have poverty rates far exceeding the 10.6% of the Virginia average. The target areas experience high rates of low-income households (61% in Brookneal, 48% in Madison Heights, 33% in Appomattox, and 31% in Pamplin City), and lower per capita incomes (\$20,050 in Brookneal, \$23,613 in Madison Heights, \$30,730 in Pamplin City, \$33,577 in

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Appomattox). Also, rural areas (per the Central Virginia Planning District Housing Study available at <https://housingforwardva.github.io/cvpdc/part-2-2.html>), are seeing stagnant population growth, higher housing cost burdens, and development activity declines. The EPA grant, with site evaluation and program support to address brownfields, will enable communities to address these longstanding community investment disparities.

- c. **Greater Than Normal Incidence of Disease and Adverse Health Conditions:** According to CDC PLACES, rural areas of the Central Virginia Planning District have high prevalence of high blood pressure, with ranges of 39.5 to 44.8% for persons over 18, and general prevalence of poor health, in addition to housing insecurity. Per Virginia Department of Health, the Health Opportunity Index (HOI) of Madison Heights and Appomattox score Very Low Opportunity; Pamplin City and Brookneal score Low Opportunity for good health outcomes. Appomattox County is federally designated as a Medically Underserved Area and as a Health Professional Shortage Area for Primary Care. Both Brookneal and Appomattox are designated as Health Professional Shortage Areas for Dental Services, and all the project target areas are designated Mental Health Professional Shortage Areas (Source Centra Community Health Needs Assessment 2024-2027).
- d. **Economically Impoverished/Disproportionately Impacted Populations:** The project target areas are all located in federal Economically Disadvantaged Census Tracts; further, Madison Heights, Appomattox, and Brookneal are Areas of Persistent Poverty Census Tracts. All areas that have higher rates of Low-Income levels, higher incidence of Low Life Expectancy, and high unemployment rates. The region has 34.3% living at or below 200% Federal Poverty level and approximately 36% of the region’s 95,227 households are classified as ALICE (Asset Limited, Income Constrained, Employed) as compared to 27% in Virginia. These ALICE families are those working families above the poverty level and assistance qualification level, but who struggle to afford household needs. The EPA grant will support redevelopment plans that consider needs for access to affordable housing, living-wage employment opportunities, health care services, and healthy food options.

Community Engagement

- e. **Public Involvement:** The CVPDC will continue to coordinate with local Planning and Economic Development staff, Locality Managers and elected officials, Social Services, Neighborhood and Housing program staff, as well as property, business, and property development stakeholders. Throughout the project, the CVPDC will rely on the *CVPDC Title VI Implementation Plan*, approved by federal and state program partners, to guide all public outreach and program promotion initiatives.
- f. **Project Roles:** The following leaders, organizations, and groups will support the EPA grant implementation, including specific target site project evaluations.

Name of Entity Organization	Entity’s Mission	Point of Contact Information	Project Involvement/Assistance Provided
Town of Pamplin	To continue revitalization and to be rediscovered from the “almost-forgotten ghost town of Pamplin”. A reference to a 2014 book that named Pamplin one of Virginia’s most endangered historic sites.	Sarah Blackwell, Mayor; [REDACTED]	Key community liaison with area property owners and area stakeholders; DEQ Brownfield Planning and DEQ Revolving Loan Fund Sanitary Sewage project contact.
Town of Appomattox	We will be recognized as a cooperative, creative, and conscientious community that enhances its citizens' quality of life through planning and implementation in preparing for the future while maintaining the Town’s cultural heritage.	Rob Fowler, Community Development Director; rfowler@appomattoxva.gov	Key property and business owner liaison; provides guidance in redevelopment support needs.
Town of Brookneal	We are Brookneal, where Our Liberty is expressed through the independent spirit of community, the	Craig Hughes, Town Manager;	Guide implementation and property/business owner introduction; provides guidance in redevelopment support needs.

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	freedom to enjoy diverse experiences, and the foundation of small town America.	craighughes@townofbrookneal.com	
Amherst County Community Development	To promote economic development policies and practices that help retain the county's existing businesses and employment base.	Tyler Creasy, Director of Community Development; streasy@countyofamherst.com	Introduction to property/business owners; guides community and redevelopment goals.
Campbell County Office Economic Development	Our mission is to serve our community by facilitating and encouraging an exceptional quality of life for all citizens	Nina Rezaei, Director, Office of Economic Development; nrezaei@co.campbell.va.us	Promote program to the business community; share program benefits/impact to locality/business stakeholders.
Appomattox County Community Development	To create a more livable community through shared commitments to managing growth preservation of rural lands and improving the quality of life through the development of recreational and cultural opportunities.	Johnnie Roark, Deputy Director of Operations Director of Community Development; johnnie.roark@appomattoxcountyva.gov	Guide community goals, introduction to property and business owners, and provide guidance in redevelopment support needs.

g. Incorporating Community Input: The CVPDC Public Participation Plan, adopted May 2024, ensures implementation of a robust diverse and intentional community engagement process that ensures participation by all residents in program projects. All outreach materials and meetings include demographic and area location/participation data and, as needed, targeted outreach is developed to assist in advancing participation strategies. The commitment to these program ideals is utilized in all CVPDC programs and will be a foundation of the CVPDC Brownfield program initiatives.

3. TASK DESCRIPTIONS, COST ESTIMATES AND MEASURING PROGRESS

Description of Tasks/Activities and Outcomes:

<i>Task 1: Programmatic Oversight (Administration and Performance and Financial Reporting)</i>	
a.	Implementation: Includes recording and processing financial and contractual transactions. Performance and financial reporting and submission of all required reports to EPA. Oversight and administration include program guidance, posting of all funding activities into Assessment, Cleanup, and Redevelopment Exchange System (ACRES) database, activities directly related to advancing implementation activities.
b.	Project Schedule: Minimum Quarterly throughout the Contract Performance Period
c.	Task/Activity Lead: CVPDC staff; technical aspects of site reports via consultants
d.	Outputs: Quarterly Reports, MBE WBE Reporting, Site Inventory Development and Tracking
<i>Task 2: Community Engagement, Site Inventory and Prioritization</i>	
a.	Implementation: The CVPDC will utilize the CVPDC Title VI Implementation Plan as the guiding document to ensure a robust public engagement and public notice of all programs, to guide community engagement. Effort will include Press Releases, CVPDC website, newsletter, and website postings on each member locality website. Presentations will be given to member policy boards, to Economic Developers, to the Lynchburg Regional Business Alliance (LRBA), and other civic groups. The Brownfield program will also be promoted through two key regional planning initiatives: the CVPDC Comprehensive Economic Development Strategy (CEDS) and Hazard Mitigation Plan. One-on-one meetings with property owners, prospective purchasers, real estate agents, and bankers will be included in program outreach efforts.
b.	Project Schedule: Priority action in the first 15 months of Performance Period. Continued throughout the project.
c.	Task/Activity Lead: CVPDC staff
d.	Outputs: Community meetings (project unique and in coordination with the CEDS and Hazard Mitigation Plan regional projects), marketing materials, property owner engagement, advancement of the site inventory tool.
<i>Task 3: Environmental Site Assessments (Phase I and Phase II ESAs)</i>	

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- a. Implementation: Phase I ESAs will be conducted following the most recent ASTM 1527-21 and Federal All Appropriate Inquire (AAI) standards. Phase I ESA completion is anticipated for each of the target sites and/or property-owner/locality-identified sites located in the four-county project boundary area. Phase II ESAs will also be targeted for execution at completed candidate sites with expanded redevelopment potential and expanded property owner investment. A Quality Assurance Program Plan (QAPP), based on CVPDC QAPP (BF96399701), will be developed for all ESAs. A site-specific Sampling and Analysis Plan (SAP) and Health and Safety Plan (HASP) will be developed for EPA approval prior to each Phase II ESA.
- b. Project Schedule: Throughout the Contract Performance Period
- c. Task/Activity Lead: CVPDC procured, qualified environmental professional (QEP) consultant.
- d. Outputs: 12 Phase I ESAs, 6 Phase II ESAs, Program-Wide QAPP, SAPs, HASPs

Task 4: Reuse and Remediation Planning

- a. Implementation: Reuse, cleanup and corridor/community visioning plans will be developed in tandem with assessment activities. A focus will be to develop corridor visioning and reuse plans to inform more detailed Phase II characterization work or future EPA and/or DEQ cleanup/stabilization initiatives. These program efforts will expand the opportunity for stakeholders and redevelopment/reuse partners to recognize diverse redevelopment opportunities and expand leverage/redevelopment investment interest. A brownfield reuse brochure/website feature that supports site marketing and reuse successes will be included as a project output activity.
- b. Project Schedule: Anticipated to take place the 2nd year through the Contract Performance Period.
- c. Task/Activity Lead: CVPDC staff, Consultants, and Local Project Community Partners
- d. Outputs: For up to three sites and two corridors, or eligible areas, reuse and remediation plans.

e. Cost Estimates:

Cost estimates, relative to each Task item, are based on average Environmental Site Assessments (per previous EPA grant), standard GSA travel rates, and the standard fringe benefit/indirect rates utilized by the CVPDC as of July 1, 2025. Indirect costs are limited to eligible activities as defined in the program Guidelines.

Budget Categories		Task 1	Task 2	Task 3	Task 4	Total
		Programmatic Oversight (includes Performance & Financial Reporting)	Community Engagement, Site Inventory, etc.	Site Assessment	Reuse & Remediation Planning	
Direct Costs	Personnel	\$16,310	\$11,112			\$27,422
	Fringe Benefits	\$6,412	\$4,368			\$10,780
	Travel		\$5,665			\$5,665
	Equipment		\$0			\$0
	Supplies		\$0			\$0
	Contractual	\$3,967	\$8,250	\$270,000	\$155,000	\$437,217
Total Direct Costs		\$26,689	\$29,395	\$270,000	\$155,000	\$481,084
Indirect Costs		\$10,975	\$7,941	\$0	\$0	\$18,916
Total		\$37,664	\$37,336	\$270,000	\$155,000	\$500,000

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Task 1: Programmatic Oversight (includes administration, financial, and performance reporting)

- Personnel Cost: Brebner (.5%), Dobyns (1%), Hitchcock (3.5%) x 3 years = \$16,310
- Fringe Benefits Cost: same = \$2,137 x 3 years = \$6,412
- Indirect Cost: same = \$3,658 x 3 = \$10,975
- Contractual Cost: approximately 24 hours at \$165/hour = \$3,967

Task 2: Community Engagement, Site Inventory, and Site Prioritization

- Personnel Cost: Hitchcock (3.5%) x 3 years = \$11,112
- Fringe Benefits Cost: same \$1,456 x 3 years = \$4,368
- Travel: CVPDC attendance to Commonwealth of Virginia Brownfields Conference, National Brownfields Conference, training Seminars, general project administration
 - National Brownfields Conference: Registration (\$450) + Lodging (\$440) + Transportation (\$1,700) + Per Diem (\$272) = \$2,863 (reflects \$110/night and \$68/day CVPDC rates)
 - Virginia Brownfields Conference (x 2 staff): Registration (\$150) + Lodging (\$220) + Transportation (\$150) + Per Diem (\$68) = \$588 x 2 = \$1,176 x two years = \$2,352
 - General travel to meetings, property owner, etc. = \$450
- Contractual Costs: 50 hours at an average rate of \$165/hour = \$8,250
- Indirect Costs: same \$2,647 x 3 = \$7,941

Task 3: Environmental Site Assessments = \$270,000

- Contractual Costs: Phase I ESAs for 12 sites at an average cost of \$7,500 per site = \$90,000
- Contractual Costs: Phase II ESAs for 5 sites at an average cost of \$36,000 per site = \$180,000

Task 4: Reuse and Remediation Planning = \$155,000

- Contractual Costs: Preparation and negotiation of remediation plans for three eligible sites at a median cost of \$ 25,000 per site; public outreach, coordination, and preparation or reuse plans for two eligible corridors and/or areas at a median cost of \$40,000 each.

- f. Plan to Measure and Evaluate Environmental Progress and Results: The CVPDC will implement the brownfield work plan according to grant program tasks and will guide staff and consultant efforts to implement, track, and record all program outputs; this will include the integration of the approved QEP and ACRES reporting. Project outcomes will be tracked to include a summary of all additional program funding (e.g., resulting program grants and private investment), project initiatives, and stakeholder partners developed. The CVPDC will develop EPA Brownfield Output and Outcome Reports through the project. Finally, CVPDC will maintain close contact with EPA Project Officer and will seek/participate in all program education and capacity development initiatives.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

Programmatic Capability

- a. Organizational Capacity: The CVPDC has a proven track record in executing, administering, and providing required federal financial and reporting documentation, including submittal of all property compliance within ACRES, in the agency's first EPA grant (BF96399701). The same CVPDC organizational structure and staff leadership that implemented the past grant will administrate the next grant. CVPDC staff has gained valuable proficiency in the EPA Brownfield program, as well as other complementary federal programs, including EDA, USDOT, and FEMA, that will be drawn upon and serve as a supporting program asset to EPA and our region's locality stakeholders.
- b. Organizational Structure: The CVPDC is the Planning District Commission for the ten (10) localities that comprise the region and is one of twenty-one (21) planning district commissions in the Commonwealth. The CVPDC serves to convene regional, sub-regional, and small-area plans as prioritized and contracted by locality, business, and public stakeholders. The CVPDC organization houses the Central Virginia Workforce Development Board. Traci Blido, Director, will coordinate

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directly with area employers to provide consultation on brownfield redevelopment strategies that support area businesses, target sectors, and key skills and job needs. The CVPDC will build on this foundation and the interest, impact, and momentum of the existing program in propelling a successful second and expanded Brownfield program with EPA program support.

- c. Description of Key Staff: Alec Brebner, Executive Director, will serve as contract agent; Kelly Hitchcock, Deputy Director of Planning, will serve as the Program Administrator, guiding the execution of all primary project activities, as she successfully did in the past EPA grant; Sandy Dobyms, Finance Director, will manage all financial and reimbursement documentation. The same program guidance and execution commitment will be used if awarded, as was in EPA grant #BF96399701, which saw \$490,836.28, or 98%, utilized and drawn, from the grant, completed September 30, 2025.
- d. Acquiring Additional Resources: CVPDC has a procurement system and RFP foundation in place to ensure solicitation and contract negotiation with a firm with brownfield program expertise as soon as an award is made. The Virginia Public Procurement Act (VA Code, Chapter 43, Title 2.2) and Federal Code 40 CFR 13.36 are followed in all procurement and contractual activities. The CVPDC has shown in its current EPA Area-Wide Assessment Grant its knowledge and adherence to procurement requirements. An environmental consulting firm with extensive brownfield remediation and redevelopment experience and technical expertise will be selected through a procurement process initiated after an EPA Brownfields grant award and contract execution or EPA approval to begin the procurement process. CVPDC staff has been essential in assisting our member localities in advancing additional federal and state program funding, to include infrastructure funding, transportation planning and implementation, and economic development planning, that expands the value and financial impact of the EPA Brownfield grant funds (see Section 4.e). Staff has utilized the EPA supportive programs (e.g. Mid-Atlantic TAB) to advance knowledge and impact of the EPA support to the CVPDC service area. This same dedication to maximizing the benefit of valuable and entrusted federal funding, and in utilizing the full breadth of EPA program services will be employed in the future project.

Past Performance and Accomplishments

- e. Currently Has or Previously Received an EPA Brownfields Grant: The following is an overview of primary outputs and outcomes from the existing CVPDC Brownfield Area-Wide Assessment Grant (BF96399701).
- (1) Accomplishments:
- Outputs: - 11 executed Phase I Assessments (13 parcels).
- 3 executed Phase II Assessments – including tank removal, secondary coordination with DEQ/property owner for soil remediation and additional grant program support.
- Appomattox Town Area-Wide Assessment Plan.
- Regional Site and Survey Identification Tool.
- Outcomes: - Program facilitated current property transfer in Appomattox Town.
- Appomattox Area-Wide Assessment Plan effort impact includes a \$400,00 grant from VA Housing to demolish a priority blighted property that will result in a new affordable housing complex along Confederate Blvd corridor, a target focus area.
- Town of Pamplin City Phase I has resulted in a DEQ Brownfield grant, underway, that includes a Market Study, Site Reuse Plan, Phase II ESA, and Geophysics for the 12-acre site (Property ID 260214) valued at \$150,214. Pamplin also received an EPA Water TA grant resulting in a \$2.1 million DEQ Virginia Clean Water Revolving Loan Fund (VCWRLF) grant application (award pending) to extend sanitary sewer to the western portion of Town, which corresponds this application target areas.

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- Program Phase I and Phase II Assessment has resulted in property transfer and expansion/opening of a new business in the Town of Brookneal.
- The value and importance of the EPA Brownfields program is, as a result of the past grant, understood and supported by our region's policy boards, as recognized by the request of the CVPDC to seek a second program grant.
- Foundation to integrate program benefit/impact to other federal (EDA, FEMA, USDOT) and state (VDEM, DEQ, DCR) programs to advance economic revitalization initiatives in the CVPDC's rural, small, and lower-income areas.

(2) Compliance with Grant Requirements: The CVPDC has been a good steward of EPA funding, reliable in providing supportive and required documentation, and successful in seeing direct economic impact benefit realized as a result of EPA program investment. Further, the CVPDC has been successful in seeking partnerships, additional funding, and programmatic support to advance project and community reuse, redevelopment, and planning efforts. The CVPDC seeks a second EPA Brownfield Community-Wide Assessment grant to continue program benefits to address continued need in the region, to expand the staff capacity and expertise, and to expand the value of the EPA Brownfield programs in the CVPDC planning region.

The CVPDC's previous EPA Brownfield Community-Wide Assessment grant, BF96399701, 07/01/2022 start and 09/30/2025 end, was completed. The CVPDC is compliant with program reporting in ACRES and, as of 9/30/2025, expended \$490,836.28, or 98%, of the awarded grant. \$9,193.72 of BF96399701 was not utilized within the grant Period of Performance. Unspent funds reflect \$1,853.56, or 37% of the \$5,000 travel was expended. This is because CVPDC staff was unable to attend the National Brownfield Conferences two years as a result of a conflict one year and then a family death that prevented attendance of the 2025 Chicago conference. Unspent funds also correspond to remaining administrative funds, with the \$3,531.57, or 10%, of the \$34,612 allocated for project Administration. Importantly, of the \$459,388.00 allocated for contractual services, or direct Phase I, Phase II and Planning, \$458,952.30 (99.9%) was expended. Thus, the CVPDC prioritized full use of EPA Brownfield program funds that advanced EPA program priorities.

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1. Applicant Eligibility

The Central Virginia Planning District Commission, CVPDC, is a Regional Council of General Purpose Units of Government under the laws of the Commonwealth of Virginia and is thus an eligible applicant to the EPA Brownfield Assessment Grant program. The CVPDC is established under section 15.2-4200 of the Code of Virginia as one of twenty-one (21) planning districts that serve the local governments of the Commonwealth. **CVPDC Charter Agreement and Code of Virginia, Section 15.2-4200** is provided as *Threshold Criteria Response Attachment 1*.

2. Community Involvement

The CVPDC has and will continue to foster program and project participation by residents, community organizations, business owners, and local, regional, state, and federal agency partners. The CVPDC executes public outreach and coordination according to adopted and approved actions as outlined in the CVPDC Title VI Implementation Plan ([https://www.cvpdc.org/images/CVPDC Title VI Plan Adopted 051823.pdf](https://www.cvpdc.org/images/CVPDC%20Title%20VI%20Plan%20Adopted%20051823.pdf)), which incorporates documentation of all project outreach and public interaction. The CVPDC commits to ensuring proactive, inclusive, and welcoming outreach for all members of the area as well as measurement and performance summaries of activities and data summaries of programs and projects.

The CVPDC will, with an award of the EPA Brownfields Area-Wide Assessment Grant, hold a kick-off meeting event to highlight the program goals and provide information on how to learn more and be involved. This type of outreach and program publicity and engagement will continue throughout the project.

3. Existing Grant Fund Expenditure Documentation

The CVPDC drew down a total of \$490,836.28, or 98% of EPA Brownfield Assessment grant, BF96399701. A copy of the CVPDC Payment Transaction Confirmation sheet, presenting the final \$5,663.85 reimbursement request and confirmation of total grant fund expenditure and remaining balance is provided as *Threshold Criteria Response Attachment 2*. Also provided in *Attachment 2* is an activity line item breakdown of grant expenditures showing that 99.9 percent of the \$459,388 budgeted expenses towards consultant/direct program services was expended in the grant performance period.

4. Contractors and Named Subrecipients

The CVPDC has not procured contractor(s) or subrecipient(s) that will conduct the work proposed in this application. The CVPDC recently completed a Brownfields Community-Wide Assessment Grant for which the services of Montrose Environmental, formerly Environmental Standards, were procured in a process audited and confirmed compliant by EPA. While Montrose was the firm of the first EPA Assessment Grant contract, this application has been written and all application documents completed exclusively by CVPDC staff. General technical assistance support was sought via Mid-Atlantic TAB via grant preparation webinars and emails. Additionally, CVPDC staff did review documents and grant application information as provided via the US EPA program website(s). With a successful grant award, the CVPDC will execute a comprehensive procurement process according to all Federal requirements.