



CITY OF DANVILLE

Office of Economic Development & Tourism

RE: FY2026EPA Brownfields Community-Wide Assessment Grant Application

The City of Danville, Virginia, is pleased to submit this proposal for FY2026 Brownfields Community-Wide Assessment Grant funding. Below we provide the information requested.

1. Applicant Identification:

City of Danville
427 Patton Street
Danville, Virginia 24541

2. Website URL: <https://www.danville-va.gov>

3. Funding Requested:

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

4. Location:

- (a) City: Danville
(b) County: N/A
(c) State or Reservation: Virginia

5. Target Area and Priority Site Information:

- Target Areas:
 - North Main Street Business District
 - Mechanicsville Historic District
- Addresses of Priority Sites:
 - Davis Laundry – 408-414 North Main Street, Danville, VA
 - Schewel Furniture – 541 High Street, Danville, VA

6. Contacts:

(a) Project Director:

Name: Samantha Bagbey, Economic Development Project Manager
Phone: (434) 793-1753 ext. 3807 | Email: Samantha.bagbey@discoverdanville.com
Mailing Address: 420 Memorial Drive, Suite 200, Danville, VA 24541

(b) Chief Executive/Highest Ranking Elected Official:

Name: Ken Larking, City Manager
 Phone: (434) 799-5100 | Email: klarking@danvilleva.gov
 Mailing Address: 427 Patton Street, Danville, VA 24541

7. Population: City of Danville: 42,590

8. Other Factors:

Other Factors	Page #
Community population is 15,000 or less.	
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).	
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.	3
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section 3.A(2), for priority site(s) within the target area(s).	
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	

9. Letter from the State or Tribal Environmental Authority: A letter of acknowledgement from the Virginia Department of Environmental Quality is attached.

10. Releasing Copies of Applications: Not Applicable

Target Area #1 – N. Main Street Business District

Long Mill

Davis Laundry

White Mill

Shewel Furniture Site

Downtown Danville
- Rivers Arts District

Target Area #2 –
Mechanicsville Historic District

Danville





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

Samantha Bagby
Economic Development Project Manager
City of Danville
P.O. Box 3300
Danville, VA 24543

VIA ELECTRONIC MAIL

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

Dear Ms. Bagby,

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 City of Danville.

It is our understanding that the City has identified two target areas and at least two priority sites. The overall areas of focus include properties where it is believed that Brownfield funding investment will have the most impact on the City's continued redevelopment efforts. The City has demonstrated effective management of EPA Assessment grants in the past (FY2006, FY2019, FY2022) with notable successful redevelopment outcomes. This grant, if awarded, will assist the City and build on existing accomplishments in their revitalization efforts.

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 City 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 the City of Danville County will be able to continue leveraging funds to stimulate economic development and revitalization in the area.

Acknowledgement and Support – City of Danville
FY26 EPA Community-wide Brownfields Assessment Grant Program
EPA-I-OLEM-OBLR-25-04

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

Sincerely,

Weber Karen
zdm78982
zdm78982

Digitally signed by: Weber Karen
zdm78982
DN: CN = Weber Karen zdm78982
OU = COV-Users, End-Users, DEQ
Date: 2026.01.22 11:27:31 -0500

Karen Weber, P.G.
Brownfields Coordinator

cc: Cortney Marquette – DEQ-CO

1. PROJECT AREA DESCRIPTION & PLANS FOR REVITALIZATION:

Target Area & Brownfields:

1.a. Overview of Brownfield Challenges and Description of Target Area:

For over 125 years, textile manufacturing sustained life in Danville, Virginia. In 1882, it began when Riverside Cotton Mills, later becoming Dan River Incorporated, constructed Mill No. 1 along the Dan River. The company quickly grew, constructing six additional mills and support buildings by 1896. The complex, known as the Long Mill, stretched for two-thirds of a mile along the north bank of the river, opposite Danville's scenic downtown to the south. Then, in 1921, the company expanded to the south bank and built Mill No. 8 – the White Mill – an icon atop which the large welcoming “*Home of Dan River Fabrics*” sign was installed in 1948.

At its peak in the 1940s, Dan River Inc. employed over 14,000 workers in a city with a population of around 40,000 people. However, starting in the 1960s, imported textiles gradually began to impact American manufacturers. The shift signaled the beginning of the end for the City's textile workforce. In the 1990s and early 2000s, industry collapsed under a surge of imports from Latin America and Asia. In March 2004, Dan River went bankrupt. “*It seemed like once a month, then every week and then every day, people would lose their jobs,*” recalled Jeanne Pearson, who once worked at the mill. In 2006, the company's remaining operations sold, and the last 500 jobs transferred overseas. In November 2008, a controlled implosion toppled the company's familiar smokestacks, erasing one of the main physical vestiges of Danville's long textile heritage.

The industrial success of the textile industry served as a catalyst for Danville's growth as new industrial operations, service industries, and residential neighborhoods sprouted near the mills. Most of the mill workers lived in nearby company-built mill villages; shopping at local stores, purchasing local goods, and attending local churches. By 1984, the growth had expanded outwards several blocks, showcasing grocery stores, laundromats, shops, and filling stations. On the north side of the river, the once vibrant North Main Street Business District (**Target Area #1**) developed to the north of the Long Mill. The district includes an approximately 0.45-mile long commercial/industrial corridor along Main Street between River Street and Thomas Street. The corridor is nestled within the mill village and historically featured tobacco warehouses, grocery stores, pharmacies, filling stations, and a theatre. Today, the district's main street storefronts are vacant and neglected with concerns of contamination from past uses of solvents, petroleum, and pesticides among others. The district is now defined as a food desert due the high number of households without vehicles that are more than ½ mile from a supermarket.¹

Similarly, the Mechanicsville Historic District (**Target Area #2**) developed for mill workers south of the Dan River, near the former White Mill facility. This district is bound by Poplar Street to the northwest, Memorial Drive to the northeast, High Street to the east, and North Ridge Street to the southwest. The 40-acre community is one of the oldest in the region and stood as a cultural symbol during civil rights rallies of the 1960s, where local racial injustices prompted Dr. Martin Luther King Jr. to visit Mechanicsville's High Street Baptist Church. The district boasts a rich cultural history, including the nation's first African American-owned insurance company and first and only African American YMCA, as well as a myriad of other early 20th century heritage sites. Unfortunately, as the textile jobs disappeared, this district also suffered. Now, remnant industrial warehouses, an empty grocery store, a defunct drycleaner, and an abandoned filling station blight the neighborhood and raise concerns of asbestos, chlorinated solvent, petroleum and other types of environmental contamination.

As household incomes in the neighborhood fell due in large part to the demise of the Dan River Fabrics, businesses and residents in the two target areas struggled, stores and shops eventually closed, and the neighborhoods slowly fell into a state of disrepair. Today, these communities consist of persistently high levels of poverty and low incomes in predominantly minority, impoverished communities. However, recent revitalization efforts undertaken by the City at the former Long Mill and White Mill properties, in conjunction with renewed interest in opening the Dan River waterfront, is quickly spurring development interests. Therefore, while the geographic boundary for

¹ <https://www.ers.usda.gov/data-products/food-access-research-atlas/go-to-the-atlas>. Accessed January 2026.

the project will be the entire City of Danville, the initial focus will be on the North Main Street Business District (Target Area #1) and the Mechanicsville Historic District (Target Area #2).

1.b. Description of the Priority Brownfield Site(s):

After the Dan River Fabrics closure, mill buildings have been sold, demolished, and are now transitioning into prospering developments. The White Mill has been transformed into a mixed-use development, including multi-family residential units, commercial space, and a riverfront park with a whitewater recreation feature. A portion of the Long Mill Site has been redeveloped into a YMCA facility, with remaining portions positioned for redevelopment into a hotel and residential uses. With ongoing revitalization efforts, the large former mill parcels have become key components of Danville’s redevelopment strategy. Danville leaders will continue to expand revitalization efforts to the adjacent districts and neighborhoods. Based on significant community engagement efforts in the target areas, the following sites were identified as priorities:

Priority Site #1: Davis Laundry – The Davis Laundry building, located at 408-414 N. Main St. in the North Main Street Business District (Target Area #1), was first used as a tobacco warehouse, later occupied by a workforce laundromat, the Davis Laundry, and other retail and storage uses. This 0.65-acre parcel includes a 2-story, 15,341 ft² structure with a boiler room and coal storage areas. Given its age (early 1940s), prior usage, and potential historical heating systems, contaminants of concern (COCs) at this priority site include chlorinated solvents, heavy metals, polyaromatic hydrocarbons (PAHs), volatile and semi-volatile organic compounds (VOCs and SVOCs), petroleum, asbestos containing materials (ACMs) and lead-based paints (LBPs). The site was selected due to the environmental concerns potentially impeding the planned redevelopment of the site into a Food and Maker’s Market, per the *North Main Corridor Small Area Master Plan*.

Priority Site #2: Schewel Furniture – The Schewel Furniture building is located at 541 High St in the Mechanicsville Historic District (Target Area #2). The building, built in the early 1900s, sits on a 0.22-acre parcel and is a 3-story, 16,238 ft² brick structure formerly used as a furniture warehouse between approximately 1920-1990. Properties within its vicinity include multiple former auto shops, drycleaners, and gas stations with known releases. Based on the building’s usage, age, and offsite concerns, COCs at this priority site include furniture lacquers from years of storage and maintenance, ACM and LBP in building materials, vapor concerns from offsite releases of VOCs, SVOCs, and petroleum, and potential soil and groundwater impacts from migration of heavy metal and PAHs from offsite sources. The site was identified as a priority based on community feedback during the creation of *Plan Mechanicsville* and the site’s redevelopment potential to catalyze revitalization efforts in the target area.

1.c. Identifying Additional Sites:

Based on the community engagement activities during the development of the *North Main Corridor Small Area Master Plan* and the *Plan Mechanicsville*, the City has already identified several additional properties in the target areas, including the North Theatre (629 N. Main), two former filling stations, two former drycleaners, and multiple vacant commercial warehouses and storefronts in Target Area #1 and Shields automotive shop (650 N. Ridge St.), the former Broadnax YMCA (657 High St.), the former Main Markey store (425 Memorial Dr.), and Coachman Cleaners (503 Memorial Dr.) in Target Area #2. As funding allows, the City will continue to work with the community to identify and prioritize additional sites and target areas. Sites will be prioritized by their importance to the community, alignment with revitalization plans, owners’ willingness to participate, and the reuse plans/potential of the site for redevelopment.

Revitalization of the Target Area:

1.d. Reuse Strategy and Alignment with Revitalization Plans:

In the mid-1990s, the City of Danville’s initial revitalization efforts resulted in the successful development of a riverfront greenway – the Riverwalk Trail, an outdoor performance venue, a farmers’ market, and the restoration of the historic rail station. In 2010, the City its partners began a major project focused on the revitalization of the historic downtown (rebranded as the River District), which includes the White Mill and Long Mill sites, to create a livable urban center with recreational amenities and entertainment options. The City developed a River District Revitalization plan in 2011 and adopted design guidelines for the look and feel of the district. Revitalization efforts

have been successful, with private investments outpacing public seeding by three-fold. In 2025, a particular milestone was accomplished with the redevelopment of the White Mill complex. The \$90 million dollar project redeveloped the site into 147,000 ft² of commercial space and 200 new apartments. Adjacent to the White Mill, the City is also developing a riverfront park, which is due for completion in early 2026. In 2025, to build upon this success, Danville launched its latest iteration of the River District Master Plan (2025-2028), which includes small area plans for both target areas – *North Main Corridor Small Area Master Plan* and *Plan Mechanicsville*. In the North Main Corridor Plan, the overall goal is stated to “Preserve and Properly Enhance the District’s Character and Identity” with recommendations that include creating a Food and Maker’s Market, Community Commercial Kitchen, and Food Truck incubator location to create a food store in the district to provide healthy, reasonably priced, locally produced food and to provide a place for local farmers, local food producers and crafters to sell their vegetables, fruits, value added foods and wares. In alignment with the plan, the City is working to transform the **Davis Laundry** priority site into that vision of an indoor Food and Maker’s Market with a community commercial kitchen. The City is actively seeking funding from Main Street American as an investment in that vision; however, environmental assessments are needed first to clarify the environmental uncertainties associated with the building’s past.

Plan Mechanicsville includes a community assessment, workshops, and redevelopment planning aimed at inviting growth and investment opportunities while establishing renewed communal pride. Three community engagement workshops have since been conducted, allowing over 250 attendees to provide local input. According to data gathered during these workshops, development interests in the area are on the rise with significant citywide demand for new residential units, especially workforce housing. Recent data suggest a growing desire to live in and around the River District as opposed to other areas in the city. The proposed redevelopment of the Schewel Furniture priority site, therefore, includes repurposing the structure into multi-family residential, featuring a small public greenspace at its southern adjacent parcel.

With funding from this EPA Brownfield Grant, plans for each of the priority sites will be further refined based on the findings of environmental assessments, community input, and data gathered through redevelopment planning efforts.

1.e. Outcomes and Benefits of Reuse Strategy:

The City has a demonstrated history of producing positive outcomes and benefits of brownfield redevelopment. With the redevelopment of the White Mill, the start of the redevelopment of the Long Mill, and the reuse of other brownfield sites, Danville’s comprehensive River District Revitalization strategy has resulted in over \$427 million in new public and private investment, the creation of thousands of construction and permanent jobs, and significantly increased tax revenues for the community. The strategy has also driven the assessment and cleanup of environmentally challenged sites and the creation of first-class amenities. Over the last decade, implementation of the River District revitalization strategy has dramatically improved the quality of life for citizens and changed the trajectory of the City.

Leveraging these successes, this project will enable the City to continue to focus on enhancing the economic potential within the target areas. By revitalizing the priority sites, multiple outcomes will be achieved, including: 1) identifying and planning for the remediation of legacy pollutants to improve health outcomes for sensitive populations; 2) reusing historical structures and creating a “sense of place” that respects the past vibrancy and significance of the target areas; 3) encouraging new business growth and creating jobs directly within the target areas; 4) increasing the property values of the priority sites and those surrounding them; and 5) incorporating energy efficiency measures during redevelopment to include energy efficient windows, appliances, lighting, and water fixtures that reduce stress on electrical grids and treatment facilities.

Redevelopment of the **Davis Laundry** priority Site will showcase these outcomes by 1) identifying and planning for the mitigation of COCs, 2) providing a walkable place to source fresh food in the current food desert, 3) allowing reuse of the building and repairing its brick façade to embody the N. Main Streets historical architectural vernacular, 4) repurposing the structure into an incubator for local small businesses and catalyst for the revitalization of the district, and 5) improving its property value and having a positive effect on surrounding property values. Similarly, the

redevelopment of the **Schewel Furniture** will mitigate potential exposures to environmental concerns and potentially attract over \$1.8 million investment to sustainably repurpose the building for 18 energy-efficient, 900-ft² workforce housing apartments. Data from Housing Forward Virginia predicts this level of investment will yield short-term estimated local economic growth of \$1.9 million with 32 short-term jobs created and an expected long-term economic growth of \$126,481 annually.² The project will also serve as a catalyst for the revitalization of the district.

Strategy for Leveraging Resources:

1.f Resources Needed for Site Reuse:

In April 2026, the City will be one of only six communities, nationwide, selected to present a project plan for a potential \$500,000 grant from the Unlocking Capital on Main Street pilot program organized by Main Street America and funded through the Robert Wood Johnson Foundation. The City is presenting the redevelopment of the former Davis Laundry site (Priority Site #1) into a Food and Maker's Space that will aid the food scarcity and access issue as well as encourage entrepreneurship through dedicated programming and opportunities to launch with a commercial community kitchen. If awarded, the grant will jumpstart the redevelopment of the building once the environmental uncertainties are answered.

As a municipal government, the City is also eligible for numerous state and federal grants and loans. The proposed redevelopments are also eligible for various tax credits, rebates, and incentives. As many of these funding sources are limited in scope, this project will help unlock these funds by clarifying the environmental issues. For additional environmental assessment needs, the City can request up to \$50,000 in funds from the state-funded Virginia Brownfields Assistance Fund (VBAF) grant program. If environmental cleanup is required, the City will seek up to \$500,000 in a remediation grant from the VBAF and/or an EPA Brownfields Cleanup Grant. The priority sites are located in an Enterprise Zone, making them eligible for Real Property Investment Grants (up to \$200,000) and Job Creation Grants (up to \$1,000 per job). For projects that create at least 25 jobs, the City will directly reimburse up to \$5,000 for water, gas, and sewer tap fees to the facility. In addition, the City offers an Industrial Enhancement Grant for projects that create at least 20 full-time jobs and invest \$1 million over a 3-year period and Technology Enhancement Grants for projects that create at least 10 new permanent full-time jobs and invest at least \$250,000 over a 3-year period. The City offers a local Historic District Redevelopment Grant that incentivizes investment within historic districts and areas included in active master plans as well as a façade grant for historic districts outside of the River District. The City and its project partners will aggressively pursue these, and other funding sources needed to facilitate the redevelopment of these catalyst sites.

1.g. Use of Existing Infrastructure:

The reuse of the priority sites will take advantage of existing infrastructure, where able, including electric utilities and municipal roads, water, sewer, and sidewalks, consistent with planning goals and smart growth policies presented in the River District Master Plan Update. Each of the priority sites present structures which can be viably and sustainably repurposed. Further, infill redevelopment along N. Main Street and within Mechanicsville will lessen the municipal burden to maintain underused infrastructure. Additional minimal infrastructure needs within the target areas may include upgraded sidewalks, bicycle lanes, streetscaping, and other public amenities, which will be funded through a combination of private and public investment, as well as DOT and CDBG grants.

2. COMMUNITY NEED & COMMUNITY ENGAGEMENT:

Community Need:

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

As the data in the table below indicates, the City of Danville has a relatively small population for an independent City (42,590 residents), and the population is economically distressed. Both target area census tracts showcase low incomes and high rates of poverty. The data also illustrates that Danville ranks far below the statewide averages for most economic indicators.

² <https://housingforwardva.org/applications/sourcebook/calculators-renovation/>. Accessed January 2026.

Demographic Data (ACS 2024 5-year estimates)	Census Tract 3 – N. Main St.	Census Tract 5 – Mechanicsville	City of Danville	Virginia
Population	3,353	383	42,590	8,811,195
Median Age	32.8	35.8	40.8	39.3
Per Capita Income	\$23,229	\$31,078	\$27,537	\$47,217
Minority Populations	74%	70%	60%	31.7%
Median Household Income	\$49,091	\$33,910	\$42,778	\$90,974
Poverty Rate - Individuals	18.7%	30.2%	25%	7.5%
Poverty Rate – Families w/ Children under 18	16%	34%	30.9%	13%
Poverty Rate – Seniors (65 and over)	10%	25%	12%	7%
Housing Units Vacancy Rate	23%	14%	17%	10%
Housing Units Owner Occupied	51%	17%	40.7%	61.1%
Median Home Value	\$72,200	\$91,500	\$110,200	\$360,700
High School Graduation Rate	82.5%	67.3%	85%	91.3%

Despite aggressive public efforts and significant private investments in the River District, Danville continues to suffer economically. The high rates of poverty and low incomes of the Target Areas hinder the City’s ability to attract investment, particularly on sites with complex environmental issues. With a small overall population and a low median household income (\$42,778 compared to the state’s \$90,974), Danville must leverage other funding sources to encourage the redevelopment of its brownfield sites.³ In order to promote and lead revitalization efforts, the City must rely upon other sources of funding to facilitate the reuse of older structures and previously developed properties. Without an infusion of funds, the environmental assessment, cleanup and reuse planning, and development in the Target Areas will be delayed.

2.b. Health or Welfare of Sensitive Populations:

The target areas’ sensitive populations include low-income, minority, and impoverished families with children due to higher unemployment levels (see above table). All seven of the Danville Public School elementary schools are Title 1 schools, where 100% of students qualify for free and reduced lunch. These sensitive populations are more susceptible to the risks of exposure to environmental contamination, including the heavy metals, PCBs, VOCs, SVOCs, petroleum, ACM, and LBP contaminants suspected on the priority sites. Nearby residents, homeless individuals that enter vacant structures for shelter, are at risk of exposure from contamination from the priority sites. Assessments under this project will allow the City to identify the risks on the sites and take actions to mitigate potential threats. The blighted sites impact the welfare of the target communities by depressing the adjacent values of area properties. The closure and continued vacancy of both the large mill sites and neighborhood businesses increase area unemployment and create a negative stigma in both target areas. By encouraging the planned reuse of the target properties, this project will help mitigate potential environmental exposures, reduce blight and vacancy, improve property values, and facilitate the creation of new businesses and jobs.

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

The target areas’ sensitive populations are particularly susceptible to chronic health impacts from the suspected contaminants associated with the priority sites and additional identified sites within the target areas (former drycleaners, filling stations, manufacturing facilities), including heavy metals, chlorinated solvents, VOCs, SVOCs, petroleum constituents, ACM, and LBP.

Many of the residents of the target areas have lived their entire lives in that community, resulting in long-term potential exposure to carcinogens. Thus, the overall incidence rate for cancers and associated age-adjusted mortality rates are significantly higher in the City of Danville compared to VA or the US, as the following table shows. Exposure to dry-cleaning solvents and detergents like those potentially found at the Davis Laundry priority site is linked to bladder cancer and lung cancers. Exposure to ACM (as likely present in both priority sites) is linked to lung cancer. Vinyl chloride, and other solvents typically used in drycleaning operations at the Davis Laundry and throughout both target areas are linked to liver and bile duct cancers. Similarly, exposure to

³ US Census 2024 American Community Survey 5-year estimates for the City and Census Tracts 3 & 5.

benzene found in petroleum throughout both target areas is linked to Leukemia. Exposure to furniture lacquers, like those potentially stored at the Schewel Furniture priority site, are linked to lung cancer and leukemia.

National Cancer Institute State Cancer Profiles ⁴ Age-Adjusted Incidence Rate cases per 100,000	City of Danville	Virginia	U.S.
Incidence Rate of Bladder Cancers	21.0	17.3	18.8
Incidence Rate of Lung Cancers	64.5	50.9	47.8
Incidence Rate of Leukemia	11.7	10.8	14.4
Incidence Rate of Liver & Bile Duct Cancers	11.1	7.6	8.6
Incidence Rate of All Cancer Sites	488.6	411.2	444.4
Age-Adjusted Mortality Rate (All Cancers)	202.4	147.4	146.0

With funding from this grant, we can determine what contaminants are present, evaluate exposure pathways, inform the community of hazards associated with these sites, develop mitigation strategies, and then pursue funding and/or partners to eliminate the exposure risks and redevelop the sites.

2.d. Economically Impoverished/Disproportionately Impacted Populations:

As shown in sections 2a and 2b, the residents of the target areas are economically impoverished and live near former commercial and industrial operations, with many homes even sharing a common property line or located within only a few blocks of brownfield sites. In each target area, several automotive filling stations and repair shops, drycleaners, textile mills, and industrial warehouses operated for decades. Given their proximity, target area residents were disproportionately impacted by the negative environmental consequences presented by these facilities. Nearby finishing and dyeing operations, in particular, used many heavy metals and solvents, and historic practices often led to dyes being directly released to rivers or creeks. Automotive repair shops and drycleaning operations regularly discarded refuse oils and solvents into the ground for disposal. Underground storage tanks were steel, often eroded, pitted, and lacked spill control measures and/or sensors. Asbestos-containing building materials were common, often becoming airborne once disturbed. Industry practices prior to the 1970s were not or were loosely regulated, and the adjacent neighborhoods bore the brunt of these environmental impacts. As industry changed, those that could afford to do so, migrated away from the target areas. Now, the remaining low-income and impoverished residents continue to disproportionately share the negative environmental legacy and blight of the sites. This project will help address some of the burdens by encouraging the redevelopment of brownfield sites to mitigate health risks, introduce new businesses and services, and create jobs directly in the target area communities.

Community Engagement:

2.e. Project Involvement; 2.f. Project Roles:

Partner Name	Point of contact	Mission	Role
River District Association	Tina Leone, Executive Director Tina@riverdistrictassociation.com (434) 791-0210	The RDA will continue moving forward in the transformation of Danville's River District as a welcoming and lively place for all, while inspiring and influencing social and economic development for the greater Dan River Region.	Coordinate efforts to revitalize district and support redevelopment planning; assist with community outreach and share info; help identify and prioritize additional sites
N. Main Street Visionaries	Lashawn Farmer lashawn@riverdistrictassociation.com (434) 791-0210	To bring the success of the River District's revitalization to the North Main Business District, making it more vibrant and welcoming	Assist with community outreach and share info; help identify and prioritize additional sites
Mechanicsville District Steering Committee	Reese Luck, [REDACTED]	To guide the revitalization efforts through a community driven lens to ensure development happens for and with the current community members to avoid displacement	To assist in development planning, community outreach, site identification, and cleanup and reuse planning.

⁴ National Cancer Institute. <https://statecancerprofiles.cancer.gov/index.html>. Accessed January 2026.

High Street Baptist Church	Pastor Michael Pritchett highstreetbaptist@gmail.com (434) 792-2404	"We enter to worship. We depart to serve."	Host local community meetings for Mechanicsville target properties; Assist with public outreach; help coordinate communications with Mechanicsville area property owners; provide input on sites.
Salvation Army	Richard and Danielle Li Richard.Li@uss.salvationarmy.org (434) 792-3963	To preach the gospel of Jesus Christ and to meet human needs in His name without discrimination.	Host local community meetings for N. Main Street target properties; Assist with public outreach; help coordinate communications with N. Main St property owners; provide input on site selection.

2.g. Incorporating Community Input:

Community input and participation are essential components for the update to the River District Revitalization Plan. Community input also provided valuable insights into public perception and identification/prioritization of sites during the implementation of the City’s previous FY2019 and FY2022 EPA Brownfield Grants. The City will continue to build upon the success of those efforts to involve the public and stakeholders in the redevelopment of brownfields. As assessments and cleanup plans are developed, the City will solicit input on specific cleanup plans and options. The Project Team will then work with stakeholders to update the revitalization plans and concepts to account for site constraints, community and market needs, and potential funding strategies. Community partners and stakeholders will also be asked to help identify and prioritize additional sites for assessment and planning efforts. The team will communicate project updates at least quarterly via City Council briefings, social media, the City’s website, the River District Association’s blog, and articles in traditional media. The project team will intentionally showcase all the brownfield incentives with collateral, a webpage, and online application to submit a property or input on the project. The Project Team will consider community concerns at their monthly meetings and respond to any questions and concerns raised in a timely manner. When possible, all meetings will include a virtual option to accommodate those that cannot attend for health or other reasons.

We will host community workshops (both in-person and virtual options) within the target communities at key points along the project timeline to disseminate information, answer questions, solicit input, and engage residents. We will conduct outreach through our partner community-based organizations to ensure a broad spectrum of stakeholders, including underserved communities, are engaged. This will include a review of our inventory of brownfields sites to discuss redevelopment priorities and gather feedback on targeted sites. A second type of planning event will be held to gather input on site reuse concepts where we will share market data, environmental considerations, and other factors to discuss potential opportunities for each property – parking, entry/exit points, commercial/residential/ industry reuse options, related job creation, greenspace/parks, multimodal transportation access, landscaping concepts, and signage and frontage designs.

3. TASK DESCRIPTIONS, COST ESTIMATES & MEASURING PROGRESS:

Description of Tasks/Activities & Outputs:

3.a. Project Implementation; 3.b. Anticipated Project Schedule; 3.c. Task/Activity Lead; 3.d. Outputs: The Danville project team is prepared to complete the following tasks within the four-year period of performance. The Project team will primarily perform the Project Management and Community Engagement activities, and staff will work with the Qualified Environmental Professional (QEP) firm to complete the Redevelopment Planning tasks. The QEP firm will complete the Environmental Assessment and Cleanup Planning activities.

Task 1: Project Management & Reporting

i. The Danville Project Manager (PM) will oversee the grant management and compliance with EPA grant terms and conditions. The PM will ensure tasks are completed efficiently and will be responsible for oversight of the QEP, which has already been procured. PM will hold monthly project team meetings to review the project and make corrections, as needed, to stay on schedule and meet the project’s goals. With assistance from the QEP, PM will complete EPA quarterly reports, Federal Financial Report (FFR) forms, and ACRES database entries/updates. Danville staff and representatives from the Target Areas will also attend national and regional training workshops relevant to brownfields redevelopment, as needed. At the end of the project, with assistance from

<p>the QEP, PM will draft a Final Performance Report to document accomplishments and lessons learned.</p>
<p>ii. Schedule: October 1, 2026 – September 30, 2030</p>
<p>iii. Task/Activity Lead: Danville PM with support from QEP</p>
<p>iv. Outputs: 48 Project Team Meetings; 16 Quarterly Reports; 4 FFR forms; quarterly ACRES updates; 1 Final Performance Report</p>
<p>Task 2: Community Outreach</p>
<p>i. The Danville PM will lead the community outreach efforts with support from the QEP, Target Area community leaders, and project team. The staff with support from QEP will develop a Community Involvement Plan (CIP) to detail the planned engagement activities for the project. Specific tasks include facilitating community workshops in the Target Areas and through virtual platforms; engaging with communities in Target Areas to identify sites, needs, and redevelopment opportunities; and, preparing outreach materials, such as presentations, articles, and web and social media posts about the project. The project team will also conduct outreach to community groups, property owners, and developers at least quarterly.</p>
<p>ii. Schedule: Oct 2026 – Sep 2030; CIP in 1st quarter; community workshops about every 3 months; release of project outreach materials begins in the 2nd quarter and will continue through the end of the project; other meetings anticipated quarterly.</p>
<p>iii. Task/Activity Lead: Danville PM with support from QEP</p>
<p>iv. Outputs: 1 CIP; 4 Community Workshops; 8 outreach materials, posts, or press releases; 16 meetings with community groups, site owners, and/or developers.</p>
<p>Task 3: Site Assessments</p>
<p>i. The QEP will complete site assessments on sites identified as priorities for the community. Site Eligibility Forms will be completed for EPA approval, and petroleum determinations will be requested from VDEQ. Phase I ESAs will be performed by the QEP in accordance with ASTM E1527-21 and the EPA All Appropriate Inquiry Final Rule. Phase II ESAs will be conducted by the consultant in accordance with ASTM E1903-19, after the approval of a generic Quality Assurance Project Plan (QAPP) and Sampling and Analysis Plan (SAPs). The QEP will also develop Health and Safety Plans (HASPs) prior to field work. ACM and LBP surveys will be completed for many of the older buildings on priority sites. Health Monitoring activities will not be conducted under this project.</p>
<p>ii. Schedule: Generic QAPP in the 1st quarter; Phase I ESAs start the 2nd quarter and continue as funding allows until the 13th quarter. ACM & LBP Surveys and Phase II ESAs start in the 3rd quarter after approval of Generic QAPP and SAPs and will continue as funding allows until the 14th quarter. ABCAs will be completed after Phase IIs, anticipated to begin in the 5th quarter and continue through the 15th quarter.</p>
<p>iii. Task/Activity Lead: QEP with oversight from PM</p>
<p>iv. Outputs: 1 Generic QAPP; 14 Phase I ESAs; 8 ACM/LBP Surveys; 4 SAPs; 4 HASPs; 4 Phase II ESAs</p>
<p>Task 4: Redevelopment & Cleanup Planning</p>
<p>i. For sites with contamination, Analysis of Brownfields Cleanup Alternatives (ABCAs) will be developed to identify applicable remediation alternatives for the site based on potential reuse scenarios. For sites with ACM, asbestos abatement design may be completed. When needed, assistance will be provided to enroll sites into the Virginia Voluntary Remediation Program (VRP). The Danville PM and staff will work with community partners to develop a brownfields strategy for each target area by identifying prioritized brownfield sites, opportunities for redevelopment, and resources needed to achieve specific community goals. With assistance from the QEP, Danville staff will also lead community visioning sessions for site-specific reuse plans for priority sites and will develop a comprehensive market study of the City to understand local market demands and trends to help facilitate redevelopment of priority sites.</p>
<p>ii. Schedule: Cleanup Planning will commence after Phase II ESAs are completed in ~4th quarter and continue to the 15th quarter. Reuse plans and market studies start in 5th quarter and continue through the 15th quarter.</p>
<p>iii. Task/Activity Lead: Danville PM with support from planning staff and QEP</p>
<p>iv. Outputs: 2 ABCAs, 2 ACM Abatement Designs, 1 Market Study, 4 Reuse Plans</p>

3.e. Cost Estimates: The following costs (rounded to the nearest dollar) and anticipated outputs were estimated based on prior EPA Brownfield grant experience and our QEP:

Budget Categories	Task 1	Task 2	Task 3	Task 4	Total
Personnel	\$ -	\$ -	\$ -	\$ -	\$ -
Fringe Benefits	\$ -	\$ -	\$ -	\$ -	\$ -
Travel	\$ 14,000	\$ -	\$ -	\$ -	\$ 14,000
Equipment	\$ -	\$ -	\$ -	\$ -	\$ -
Supplies	\$ -	\$ -	\$ -	\$ -	\$ -
Contractual	\$ 31,400	\$ 22,300	\$ 322,400	\$ 107,500	\$ 483,600
Construction	\$ -	\$ -	\$ -	\$ -	\$ -
Other	\$ 2,400	\$ -	\$ -	\$ -	\$ 2,400
Total Direct Costs	\$ 47,800	\$ 22,300	\$ 322,400	\$ 107,500	\$ 500,000
Indirect Costs	\$ -	\$ -	\$ -	\$ -	\$ -
Total Budget	\$ 47,800	\$ 22,300	\$ 322,400	\$ 107,500	\$ 500,000

Task 1 – Project Management & Reporting:

Travel: 2 staff attend 4 regional workshops with hotel, per diem, and mileage \$500 (2x4x\$500/person=\$4,000), 2 staff attend 2 national conferences including airfare, hotel, taxis, and per diem (2x2x\$2,500/person=\$10,000) = **\$14,000**

Other: Regional Conference Registrations (2x4x\$150=\$1,200) and National Conference Registrations (2x2x\$300=\$1,200) = **\$2,400**

Contractual: 48 project team meetings (48x\$350=\$16,800); 16 Quarterly Reports (16x\$400=\$6,400); 1 final summary report (\$5,000); quarterly ACRES updates (16x\$200=\$3,200) = **\$31,400**

Task 2 – Community Outreach:

Contractual: CIP (20 hrs@\$175/hr=\$3,500); 4 community workshops (4x16 hrs@\$175/hr=\$11,200); 8 outreach materials, posts, or press releases (8x\$250 each = \$2,000); 16 meetings (16x2 hrs@\$175/hr=\$5,600) = **\$22,300**

Task 3 – Site Assessments:

Contractual: 1 Generic QAPP (\$4,000); 14 Phase I ESAs (14x\$4,500=\$63,000); 8 ACM/LBP Surveys (7x\$7,500 avg=\$60,000); 4 SAPs (4x\$5,000=\$20,000); HASPs (4x\$500=\$2,000); Phase II ESAs (4x\$43,350 avg=\$173,400) = **\$322,400**

Task 4 – Redevelopment & Cleanup Planning:

Contractual: 2 ABCAs (2x\$6,000 avg=\$12,000), 2 ACM Abatement Designs (2x\$4,000 avg = \$8,000), 1 Market Study (180 hrs @ \$175/hr=\$31,500), 4 Reuse Plans (4x80 hrs@\$175/hr=\$56,000) = **\$107,500**

3.f. Plan to Measure and Evaluate Environmental Progress and Results:

The project team will meet monthly by conference call to review project activities, accomplishments, schedule, and budget to ensure project goals are being met and take corrective actions, if necessary. The project’s progress will primarily be measured by the production of outputs (see above table) and expenditure of funds. In addition, the team will track: # of City Council update meetings; # community meetings and participants; # of presentations delivered to local community groups and organizations; acres assessed; acres ready for reuse; amount of leveraged funding; and jobs created. These metrics will be tracked throughout the project and reported in our Quarterly Reports. Property specific information will be entered into ACRES.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE:

Programmatic Capability:

4.a. Organizational Capacity; 4.b. Organizational Structure; 4.c. Description of Key Staff: The primary mission of the City’s Office of Economic Development and Tourism is to enhance the economic well-being of the community by creating an environment conducive for job creation, wealth creation, and quality of life improvement. In 2019, the City began a brownfields program to address the numerous brownfield sites throughout the City. Initially led by the City’s Economic Development and Tourism Director, Ms. Corrie Bobe, the program has since led to the announcement of significant redevelopments on two major mill sites, as well as the redevelopment

of several smaller sites. In 2023, Ms. Samantha Bagbey joined as the City's Brownfields Project Manager, managing the remainder of its 2022 Brownfields Assessment Grant. Since then, she has been heavily involved with the redevelopment of River District properties. As the City's Project Manager, she will lead most project activities and provide close supervision of the QEP and consultants leading the technical tasks. Ms. Bagbey holds a Bachelor's degree in Business Administration and Marketing, and a Master's in Project Management. Ms. Bagbey will be supported by Brownfields veteran Ms. Corrie Bobe, the City's current Director of Economic Development and Tourism. Under Corrie's stewardship, previous Brownfield grants have flourished, leading to the development of multiple high-profile sites, including the White Mill, Long Mill, and Schoolfield Sites for a combined investment of more than \$1 billion. Ms. Bobe will support Ms. Bagbey with oversight of project tasks, particularly the site assessment, cleanup, and redevelopment planning tasks. The Director of Finance, Mr. Michael Adkins, and his staff will support the management of grant funds, reporting, and procurement needs. Additional City staff, including administrative and technical staff, are available and will support the project, as needed.

4.d. Acquiring Additional Resources: The Purchasing Division provides centralized purchasing operations to secure high-quality products and services at the best possible cost for all of the departments throughout the City. In accordance with procurement requirements in the Code of Federal Regulations, the Purchasing Department regularly releases competitive requests for proposals to enter into contracts with firms for a wide range of consulting services. After a thorough review of the qualification packages received and an evaluation of cost proposals, the City interviews firms and selects the one determined to be most qualified and cost effective. The Purchasing Department is prepared to procure additional resources to support the project, as needed.

Past Performance and Accomplishments:

4.e. Currently Has or Previously Received an EPA Brownfields Grant:

4.e.(1) Accomplishments: In 2022, the City received a \$300,000 EPA Community-wide Brownfields Assessment Grant. The Project's period of performance ended September 30, 2025, and approximately 95% of the grant funds were expended. In 2019, the City also received an EPA Community-wide Brownfields Assessment Grant for \$300,000. The project's period of performance ended on September 30, 2022, and 100% of the grant funds were expended. In 2006, the City received a brownfields cleanup grant for the Klaff Redevelopment site, a former scrap yard at 501 Bridge Street. Using funds provided in the 2022 Assessment grant, the project team completed 9 Phase I ESAs, 6 ACM & LBP Inspections, a geotechnical survey, and 2 major Phase II ESAs, including the former Stokesland Golf Course Site and former Long Mill Site. Earlier in 2025, a local developer chose a portion of the former Long Mill Site as the location for a new hotel. Meanwhile, the City is working with developers to transform the former golf course into a single-family housing development. For the 2019 Assessment Grant, the project team completed 9 Phase I ESAs, 7 ACM & LBP Inspections, and 2 major Phase II ESAs. The Phase II ESAs were comprehensive assessments of the former Dan River Mills White Mill #8 and Schoolfield Site. The City leveraged \$100,000 in VBAF funding to supplement the EPA funding for the assessments (\$50,000 for each site), which helped clarify the environmental issues on the sites to prepare them for redevelopment. In 2021, Caesars Entertainment selected the Schoolfield Site to build a new \$650 million premier destination resort, and The Alexander Company announced a \$90 million dollar development plan for the White Mill. For the 2006 Cleanup Grant, funds were used to prepare a cleanup plan, remove and dispose of approximately 150 cubic yards of soil, and prepare the site for the construction of an asphalt cap. Portions of the site were redeveloped into a parking lot to serve the River District and the Riverwalk Trail. A total of 5.8 acres were made ready for reuse. The outputs and outcomes are reflected in the ACRES database, and the cleanup was included in the FY10 EPA metrics.

4.e.(2) Compliance with Grant Requirements: The City complied with the workplan, schedule, and terms and conditions of the cooperative agreements. The results of the projects were reported in a timely manner and included in ACRES. The City submitted all required technical and administrative reports to date in a timely manner. The 2006 cleanup project and 2019 assessment project were closed with all funds expended. The 2022 assessment project is in the process of being closed with only \$11,018.10 of unused travel and supply funds remaining.

Threshold Criteria for Community-Wide Assessment Grants

1. APPLICANT ELIGIBILITY:

- (a) General Purpose Unit of Local Government
- (b) The City of Danville is not exempt from Federal taxation under section 501(c)(4) of the IRC.

2. COMMUNITY INVOLVEMENT:

Community input and participation are essential components for the update to the River District Revitalization Plan. Community input also provided valuable insights into public perception and identification/prioritization of sites during the implementation of the City's previous FY2019 and FY2022 EPA Brownfield Grants. The City will continue to build upon the success of those efforts to involve the public and stakeholders in the redevelopment of brownfields. As assessments and cleanup plans are developed, the City will solicit input on specific cleanup plans and options. The Project Team will then work with stakeholders to update the revitalization plans and concepts to account for site constraints, community and market needs, and potential funding strategies. Community partners and stakeholders will also be asked to help identify and prioritize additional sites for assessment and planning efforts. The team will communicate project updates at least quarterly via City Council briefings, social media, the City's website, the River District Association's blog, and articles in traditional media. The Project Team will consider community concerns at their monthly meetings and respond to any questions and concerns raised in a timely manner. When possible, all meetings will include a virtual option to accommodate those that cannot attend for health or other reasons.

We will host community workshops (both in-person and virtual options) within the target communities at key points along the project timeline to disseminate information, answer questions, solicit input, and engage residents. We will conduct outreach through our partner community-based organizations to ensure a broad spectrum of stakeholders, including underserved communities, are engaged. This will include a review of our inventory of brownfields sites to discuss redevelopment priorities and gather feedback on targeted sites. A second type of planning event will be held to gather input on site reuse concepts where we will share market data, environmental considerations, and other factors to discuss potential opportunities for each property – parking, entry/exit points, commercial/residential/ industry reuse options, related job creation, greenspace/parks, multimodal transportation access, landscaping concepts, and signage and frontage designs.

3. EXPENDITURE OF EXISTING GRANT FUNDS:

The City of Danville received a FY2022 Community-Wide Brownfields Assessment Grant for \$500,000 with a period of performance that ended on September 30, 2025. As the attached report shows, the remaining balance in ASAP.gov as of October 1, 2025, was \$127, 810.94 or 74% drawn down.

4. CONTRACTORS AND NAMED SUBRECIPIENTS:

The City of Danville issued a competitive Request for Proposals (RFP) on August 8, 2025, for "Professional Consulting Services Brownfields Grant Project" with a due date of September 9, 2025. The RFP was publicly advertised on the City's procurement webpage. The City received proposals in response to the solicitation from four firms. An evaluation committee reviewed the four proposals based on the criteria stated in the RFP:

- 20% - Demonstrated experience in addressing contaminated properties
- 15% - Demonstrated experience in successfully completing tasks/projects

Threshold Criteria for Community-Wide Assessment Grants

- 15% - Demonstrated experience in effectively engaging with community members and federal and state agencies
- 15% - Experience and capacity of project team/personnel
- 25% - Reasonableness of cost/price proposal (e.g., rates) based on a comparison of prices among competing offerors and other available information on market rates for consulting services
- 10% - References

The evaluation committee then interviewed the top two ranked firms and selected Stantec Consulting Services, Inc., as the highest ranked firm. The RFP can be found at: <https://www.danville-va.gov/bids.aspx?bidID=3834>. A contract has not been executed as of this submittal date. The Notice of Award is attached.