

# MOUNT ROGERS PLANNING DISTRICT COMMISSION

R03-26-A-033

RANDY PENNINGTON, Chair  
STEVE GOBBLE, Vice Chair

BRENDA THOMPSON, Treasurer  
AARON SIZEMORE, Executive Director

1021 Terrace Drive

Marion, Virginia 24354

Phone 276-783-5103

**RE: FY2026 EPA Brownfields Assessment Coalition Grant Application**

The Mount Rogers Planning District Commission (MRPDC) is pleased to submit this proposal for FY2026 Brownfields Assessment Coalition Grant funding. Below we provide the information requested.

**1. Applicant Identification:**

Mount Rogers Planning District Commission  
1021 Terrace Drive  
Marion, Virginia 24354

**2. Website URL:**

MRPDC: <https://mrpdc.org/>  
Smyth County: <https://smythcounty.org/>  
Washington County: <https://www.washcova.com/>

**3. Funding Requested:**

- (a) Assessment Grant Type: Assessment Coalition
- (b) Federal Funds Requested: \$1,500,000

**4. Location:**

All activities will be conducted within the geographic boundaries of the MRPDC region of Virginia, which includes two independent cities and six counties:

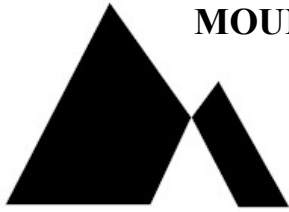
- (a) Independent Cities: Bristol and Galax
- (b) Counties: Bland, Carroll, Grayson, Smyth, Wythe, and Washington
- (c) State: Virginia

**5. Coalition Members' Target Areas and Priority Site Information:**

- Coalition Lead: MRPDC
  - Target Area: Town of Wytheville
  - Priority Site: American Screw Factory
  - Address: 345 East Marshall Street, Wytheville, VA
- Non-lead Member: Smyth County
  - Target Area: Town of Marion
  - Priority Site: Krishan Property
  - Address: 540 and 556 South Main Street, Marion, VA
- Non-lead Member: Washington County
  - Target Area: Town of Damascus
  - Priority Site: Damascus Manufacturing Facility
  - 872 N. Beaver Dam Avenue, Damascus, VA

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BLAND – CARROLL – GRAYSON – SMYTH – WASHINGTON – WYTHE  
BRISTOL – GALAX*

*MRPDC is an equal opportunity provider and employer.*



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## 6. Contacts:

### (a) Project Director:

Name: Brian Reed, Deputy Director  
Phone: (276) 685-1840 | Email:  
[breed@mrpdc.org](mailto:breed@mrpdc.org)  
Mailing Address: 1021 Terrace Drive,  
Virginia 24354

### (b) Chief Executive/Highest Ranking Elected Official:

Name: Aaron Sizemore, Executive Director  
Phone: (276) 783-5103 ext. 311 | Email:  
[asizemore@mrpdc.org](mailto:asizemore@mrpdc.org)  
Mailing Address: 1021 Terrace Drive, Virginia  
24354

## 7. Population:

- Population of Target Areas:
  - Town of Wytheville: 2,787 (CT 51197050101)
  - Town of Marion: 2,724 (CT 51173030600)
  - Town of Damascus: 4,200 (CT 51191010900)

## 8. Other Factors:

Other Factors	Page #
Community population is 15,000 or less.	1, 5
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).	3
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.	5
The reuse of the priority site(s) will incorporate energy efficiency measures.	5
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 sites within the target areas.	11
The target area(s) is impacted by a coal-fired power plant 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

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BRISTOL – GALAX*

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*Commonwealth of Virginia*

***VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY***

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

Stefanie K. Taillon  
Secretary of Natural and Historic Resources

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

January 15, 2026

Aaron Sizemore, Executive Director  
Mount Rogers Planning District Commission  
1021 Terrace Drive  
Marion, Virginia 24354

**VIA ELECTRONIC MAIL**

**Subject:** Acknowledgement and Support – Mount Rogers Planning District Commission  
FY2026 USEPA Brownfield Assessment Coalition Grant  
EPA-OLEM-OBLR-25-05

Dear Mr. Sizemore,

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 Brownfields Assessment Coalition Grant for the Mount Rogers Planning District Commission (MRPDC). The MRPDC serves Bland, Carrol, Grayson, Smyth, Washington, and Wythe Counties and the Cities of Bristol and Galax. This grant, if awarded, will assist Mount Rogers PDC to build-on redevelopment efforts within broader community revitalization efforts.

It is our understanding that MRPDC has identified the Town of Wytheville (Wythe County) as an initial target area with priority sites identified in the Town of Wytheville, Marion (Smyth County), and Damascus (Washington County). Priority sites were chosen where it is believed that Brownfield funding investment will have the most impact on the local redevelopment goals. Addressing the environmental conditions and redevelopment considerations for these sites assists the region's ongoing revitalization by facilitating Brownfields redevelopment with a focus on community enhancement, tourism, manufacturing, and agribusiness. Drawing from prior EPA Brownfields Assessment grants targeting this region, the MRPDC has an inventory of over 20 Brownfield sites in need of assessment and planning assistance.

The DEQ Brownfields program is pleased to offer our support for this grant proposal. DEQ has provided Brownfields technical assistance along with site assessment and planning support using State Brownfields funding to communities within the region. It is our sincere hope that this EPA

Acknowledgement and Support – EVRIFA  
FY2026 USEPA Brownfields Assessment Coalition Grant  
EPA-OLEM-OBLR-25-05

proposal will be successful, and that the MRPDC will be able to continue leveraging funds to stimulate economic development and revitalization within the region.

For any questions regarding this letter, please contact me at [karen.weber@deq.virginia.gov](mailto:karen.weber@deq.virginia.gov) or 804-432-7790.

Sincerely,

**Weber Karen**  
zdm78982  
zdm78982

Digitally signed by: Weber Karen  
zdm78982  
DN: CN = Weber Karen zdm78982  
OU = COV-Users, End-Users, DEQ  
Date: 2026.01.15 15:49:48 -0500

Karen Weber, P.G.  
Brownfields Coordinator

cc: Cortney Marquette – DEQ-CO

## **1. PROJECT AREA DESCRIPTION & PLANS FOR REVITALIZATION:**

### **Coalition Members, Target Area, & Brownfields:**

**1.a Coalition Members:** The Mount Rogers Planning District Commission (MRPDC), founded in 1969 as a state-authorized regional planning district in Virginia, will serve as the lead coalition member. Non-lead members include Smyth County (pop. 29,800) and Washington County (pop. 53,935). Both small, rural counties have limited staff and resources, making it difficult to pursue large grants on their own, and neither currently has access to brownfield funding. Building on the success of MRPDC's previous Community-Wide Assessment (CWA) grant, this coalition represents a natural progression toward a stronger regional approach for Brownfields assessment. Prior efforts demonstrated the effectiveness of coordinated planning among our service areas and highlighted the need to extend resources and engagement, ensuring that successful practices are shared and that more communities gain access to critical brownfield tools. Smyth County has been an active and successful partner in previous MRPDC brownfield projects, showcasing the benefits of regional partnerships. Washington County faces similar redevelopment needs and has significant potential to benefit from this opportunity. By working together, the coalition will strengthen regional capacity, foster inclusive participation, and deliver resources that individual communities cannot secure alone.

**1.b. Overview of Brownfield Challenges & Description of Target Areas:** The MRPDC region of Virginia was once a thriving industrial area with numerous textile and furniture operations supporting thousands of families. The region (the geographic boundary for this project) covers six counties (Bland, Carroll, Grayson, Smyth, Wythe, and Washington) and two independent cities (Bristol and Galax) in southwest Virginia, that are still rich with culture, music, craft, history, scenic beauty, and opportunities for outdoor recreation that are at risk with the declining economy and population. Through collaboration with stakeholders and our communities, we identified three high-priority target areas and corresponding census tracts (CTs) for our initial project focus. Each represents a community where shifting economic patterns left former industrial, manufacturing, and commercial properties abandoned or underutilized in prominent gateway corridors. MRPDC (lead member) selected the *Town of Wytheville* (CT 51197050101, pop. 2,787), a regional hub located at the crossroads of Interstates 77 and 81, where an older industrial corridor experienced significant disinvestment following manufacturing losses, leaving several large, underused facilities near residential neighborhoods. Smyth County (non-lead member) selected a key gateway corridor into the *Town of Marion* (CT 51173030600, pop. 2,724), known as "America's Coolest Hometown," where long-vacant commercial and industrial structures contribute to visible blight and hinder connectivity to the historic downtown and its local business base. Washington County (non-lead member) selected the *Town of Damascus* (CT 5119010900, pop 4,200), a rural community heavily reliant on seasonal outdoor recreation, where past factory closures have left an aging industrial district at the town's western entrance. Collectively, the target areas in Wytheville, Marion, and Damascus illustrate a common regional pattern: aging industrial and commercial corridors that once served as economic anchors but now contain vacant, underutilized, or deteriorated properties that impose economic, environmental, and social burdens on surrounding neighborhoods.

Over the last 20 years, the target areas and region as a whole have been hit with major losses of employment due to the closure of nearly all major textile mills, furniture plants, and related manufacturing facilities that once formed the backbone of the local economy. According to the US Census, the MRPDC region lost nearly 11,000 manufacturing jobs since 2000 – a 46% decrease in employment. This exodus of jobs has been devastating to the area and left the region lagging behind the rest of Virginia and the US in terms of economic indicators. Small towns that once flourished around the large manufacturers languished as unemployment rose, property values fell, and workers sought employment elsewhere. Since 2000, the MRPDC region's population has declined by 2.1%, while the rest of Virginia grew by 24% over the same period. The Median Household Income in the region is only \$53,588 compared to \$90,974 in Virginia, while the percentage of residents living below the poverty threshold in the region (15.1%) is significantly higher than Virginia (9.9%) as a whole (see table in section 2a). With declining populations, these negative economic effects that rippled through these small communities are also visible in the derelict factories and dilapidated commercial properties with unknown environmental issues (brownfields) left vacant, blighted, or underutilized across the MRPDC region.

Compounding these challenges, Tropical Storm Helene struck between September 25, 2024, and October 3, 2024, causing catastrophic rainfall-triggered flooding in the MRPDC region and

Southwest Virginia. All areas covered within the MRPDC region were identified as “Most Impacted and Distressed” (MID) Areas by the U.S. Department of Housing and Urban Development (HUD)<sup>1</sup> and/or the Presidential Disaster Declaration in 2024<sup>2</sup>. The disaster resulted in unprecedented impacts on the region’s infrastructure and economy, along with widespread commercial property and housing damage. The hurricane brought heavy rain and strong winds, leading to widespread flooding and structural damage. Many homes, businesses, and farm structures were damaged or destroyed. Beyond these immediate impacts, the storm significantly compounded the region’s brownfield challenges. Floodwaters inundated aging industrial sites, manufacturing facilities, commercial buildings, and other long-vacant structures—many of which already had known or suspected contamination issues. The flooding potentially mobilized pollutants, increased structural instability, and created new environmental hazards, making many brownfield sites more complex and costly to assess.

The MRPDC and its communities throughout the region are working to recover from the disaster and improve conditions through economic diversification, job creation, local resilience, and improvements to the quality of life for its residents. The communities are working together, with the assistance of the MRPDC, to bring this revitalization effort to life. Brownfields funding represents a critical catalyst in this effort, providing the technical capacity, environmental expertise, and financial support needed to safely assess and reposition properties that local governments cannot address on their own. This brownfield grant will help facilitate the transformation of abandoned industrial sites, aging commercial buildings, and other legacy properties into new economic assets. The MRPDC and our coalition partners aim to leverage this grant to strengthen local economies, attract investment, and improve resilience to future disasters. With a unified regional vision, cross-jurisdictional collaboration, and strong community commitment, this brownfield initiative will help build a healthier, safer, and more prosperous future for the entire MRPDC region.

**1.c. Description of the Priority Brownfield Sites:** Working with our community stakeholders, MRPDC has identified and prioritized one brownfield site in each of the three Target Areas. The following sites emerged as high priorities because each present significant environmental concerns, has the potential to catalyze economic redevelopment once environmental barriers are addressed, and aligns strongly with local and regional revitalization goals. Initial focus will be on these priority sites, but the MRPDC will continue to identify and prioritize other sites within our region as priorities arise and funding allows.

MRPDC (lead member) identified the *American Screw Factory* (345 East Marshall Street, Wytheville, VA) within the Town of Wytheville as their initial priority site. Located next to multiple single-family homes and Scott Memorial Middle School, the factory once manufactured fasteners, primarily for the automobile industry. Opened in 1962, the factory eliminated 162 jobs when it closed in 2009, due to declining demand and global competition. At its peak, the 170,000-ft<sup>2</sup> factory on over 11 acres employed over 200 people. Onsite operations historically included metal plating processes, resulting in environmental concerns of heavy metals, volatile and semi-volatile organic compounds (VOCs and SVOCs), and petroleum contaminants. The site was selected since the community wishes to see the building repurposed to support the local economy and growing agribusiness trends.

Smyth County (non-lead member) identified the *Krishan Property* (540 and 556 South Main Street, Marion, VA) within the Town of Marion as their initial priority site within their Target Area. The *Krishan Property* consists of the former Dr. Pepper/Budweiser distribution plant and adjoining Lee General Hospital building that has sat vacant along S. Main Street for over 20 years. Constructed in 1925 and 1945, both structures are adjoined by active commercial development to the north, east and west, with residential development to the south. Located along a main thoroughfare into the heart of downtown, the now dilapidated historic structures include over 30,000 ft<sup>2</sup> of building space in a prime real estate location. Due to the age and deteriorating condition of the structures, asbestos containing material (ACM), lead-based paint (LBP), and mold are concerns. Historic use of solvents (VOCs and SVOCs) to clean process equipment may have impacted site soils and groundwater. Located at a downgradient position from most of downtown, offsite contamination from nearby gas stations, drycleaners, and industrial operations also need to be investigated. The site was selected for its potential to be a featured, catalyst project on a gateway into the town.

<sup>1</sup>Community Development Block Grant Disaster Recovery Action Plan, 2025.

<sup>2</sup>Preliminary Damage Assessment Report: Virginia – Tropical Storm Helene FEMA-4831-DR, 2024.

Washington County (non-lead member) identified the *Damascus Manufacturing Facility* (872 North Beaver Dam Avenue, Damascus, VA) within the Town of Damascus as a priority site within their Target Area. Adjacent to the Virginia Creeper National Recreation Trail, this 50,000-ft<sup>2</sup> former manufacturing facility lies on 7.5-acres at the western gateway to the Town of Damascus along Laurel Creek. Historically, the property housed a manufacturer of wooden automobile parts during the early automotive era, and later served other industrial uses, including heavy manufacturing. The property has had interest from multiple parties in recent years; however, concerns of heavy metals, solvent and petroleum use during the site's industrial history, as well as the potential presence of ACM and LBP due to the age of the building, are inhibiting its reuse. Assessment is needed to determine impacts to the site and the adjacent creek. The Town of Damascus was heavily impacted by the 2024 Tropical Storm Helene, when Laurel Creek's sudden and violent rush of high water caused extensive damage. Flooding impacted almost every business and eliminated tourism activities for the fall, which the Town's economy relied upon fully. Floodwaters inundated the back portion of the *Damascus Manufacturing Facility* property, but fortunately the building stayed dry. Thus, the site was selected due to the building's potential to attract another manufacturer that will bring year-round jobs to the community.

**1.d. Identifying Additional Sites:** Working with our community stakeholders, MRPDC has developed a preliminary inventory of over 20 sites, including former gas stations, drycleaners, schools, and commercial and industrial facilities. The MRPDC project team will use its extensive regional relationships and expertise to stand up a Steering Committee (see Sec. 2.e. and 2.f.), to identify and prioritize these and additional sites. As funding allows, MRPDC and our coalition partners will continue to work with the Steering Committee and community stakeholders to identify and prioritize additional sites for assessment and cleanup and reuse planning throughout the grant period. As noted in Sec. 3, MRPDC will also hold public meetings in each of our six counties to actively engage local communities about brownfields and identify additional sites across as many of our localities as possible. Sites will be prioritized based on community need (as measured by Steering Committee and community input); the environmental, economic, and social impact of the site on the surrounding community; and the redevelopment potential of the site. Furthermore, prioritization will incorporate a commitment to region-wide representation, ensuring that sites from all counties and communities are considered.

**Revitalization of the Target Areas:**

**1.e. Reuse Strategy & Alignment with Revitalization Plans:** The MRPDC originally was chosen as one of three Virginia areas to participate in Stronger Economies Together (SET) in 2015<sup>3</sup>. SET is a nationwide initiative that enables communities and counties in rural America to work together in developing and implementing an economic blueprint for their multi-county region that strategically builds on the current and emerging economic strengths of that region. During the initial SET process, MRPDC identified three major areas of focus that represent the heart of the region's economy: agribusiness, manufacturing, and tourism. More recent region wide initiatives continue to build on this foundation, including the *2023-2027 Comprehensive Economic Development Strategy (CEDS)*<sup>4</sup>. Regional planning efforts have retained agribusiness, manufacturing, and tourism as goals for over a decade, and localized planning initiatives in each of the Target Areas also echo these goals, with economic development identified as a priority for each community:

The ConnectWythe Comprehensive Plan 2040<sup>5</sup>, adopted in 2023, identifies economic development as their top priority, specifically to "proactively plan for, prepare, and facilitate suitable business areas and sites that will attract clean, quality industry and provide competitive wages, enhance workforce skills, increase public revenue, and improve the quality of life for citizens of Wythe County." The plan highlights agriculture as major economic driver in Wythe County, which consistently ranks among the top five counties in Virginia for cattle and calf production and within the top ten percent of counties nationwide. It emphasizes supporting, expanding, and incentivizing agricultural as a viable and valuable economic tool, particularly through the creative growth of agribusiness, including the production, processing, transportation, and distribution of agricultural products. Redevelopment of the *American Screw Factory* directly aligns with this objective by providing 170,000-ft<sup>2</sup> of manufacturing and warehousing space that can be readily adapted for

<sup>3</sup> MRPDC, *SET Plan*, 2015. <https://mrpdc.org/set/>

<sup>4</sup> MRPDC, *CEDS*, 2023. <https://mrpdc.org/ceds/>

<sup>5</sup> Wythe County, *ConnectWythe Comprehensive Plan 2040*, 2023. <https://www.wytheco.org/220/Comprehensive-Plan-2040>

agribusiness activities. Its size, configuration, and strategic location with immediate access to I-77 and I-81 make it well-suited for cold or dry storage, equipment fabrication, distribution operations, or agribusiness supply chain support facilities. Once environmental concerns are resolved, the building can be sustainably reused with minimal up-fitting, offering a cost-effective and centrally located asset to strengthen Wythe County's agribusiness economy.

The 2022 Town of Marion Comprehensive Plan<sup>6</sup> also identifies economic development as their top goal, specifically aiming to "strengthen and grow Marion's business and industrial base" through business retention, expansion, and growth. This plan encourages the rehabilitation of industrial properties in Marion to create marketable sites for redevelopment. It also highlights future land use opportunities and major developments near Interstate 81, which travels along the town's southern boundary. The town's location along the Interstate 81 corridor has proved beneficial over the years, as economic growth has tended to concentrate along the I-81 transportation corridor. The *Krishan Property* is located along the Exit 44 Corridor, which serves as the southernmost entrance into the heart of downtown. This thoroughfare into the downtown is noted to have available potential but contains several multiple "vacant and underused commercial and industrial spaces, including the former Dr. Pepper Building and former Lee General hospital building." Repurposing existing, underutilized properties, such as the former hospital and bottling facility that comprise the *Krishan Property*, directly aligns with regional and local goals, as the former buildings can be repurposed with commercial and retail uses on the first floors with residential above to capitalize on the site's location on a gateway corridor.

The Town of Damascus, once a traditional factory town and community, now relies heavily on tourism-related businesses as its primary economic driver, due to being located at the crossroads of the Appalachian Trail, the Virginia Creeper Trail, and of Laurel Creek. The *Damascus Manufacturing Facility* is located adjacent to the Virginia Creeper Trail (one of the most popular trails in the state for hiking and biking) and Laurel Creek (a world-class fly-fishing destination). According to the 2025 Town of Damascus Comprehensive Plan<sup>7</sup>, a major goal for Damascus's future is to become a year-round destination that can support itself despite seasonal weather conditions, ultimately shrugging off the inherently negative cyclical aspects of its heavily tourism-reliant economy. This vulnerability was highlighted when the town was projected to lose an estimated \$4–\$7 million in revenue in the first year after Hurricane Helene due to its disproportionate reliance on visitor spending and tourism. The 50,000-ft<sup>2</sup> *Damascus Manufacturing Facility's* represents a critical opportunity to diversify the local economy by attracting a new manufacturer and providing stable, year-round employment that strengthens economic stability beyond tourism cycles.

**1.f. Outcomes & Benefits of Reuse Strategy:** The redevelopment of the targeted properties has the potential to significantly spur growth within the Target Areas, by meeting the critical need for economic development in both the individual communities and the MRPDC region as a whole. Putting underutilized or vacant buildings and acreage back into productive reuse will aid in attracting capital investment, increasing property values, employment, and tax revenues, while also improving the quality of life for residents. As shown in the following table, estimates using National Association for Industrial and Office Parks (NAIOP)<sup>8</sup> methodology indicates that redevelopment of the three priority sites is expected to generate a combined 737 short-term construction jobs, nearly \$150M in construction-related economic output, and more than 500 permanent jobs based on anticipated end use. The *American Screw Factory*, the largest of the three sites, is estimated to generate a \$2.01M annual economic contribution and could support up to 340 light industrial jobs or 85 distribution jobs, aligning with the region's growing agribusiness economy. Industrial redevelopment of the *Damascus Manufacturing Facility* is expected to contribute approximately \$590K annually and create 100 full-time positions, providing stable, year-round employment in a community heavily affected by seasonal tourism fluctuations. Commercial/retail development of the *Krishan Property* in Marion is estimated to generate \$370K annually and 62 permanent jobs in a key downtown corridor, strengthening the local business base and attracting new visitors and investments to the community. Collectively, these redevelopments will increase local tax revenues, expand employment opportunities, and create long-term economic stability across all three communities.

<sup>6</sup> Town of Marion, *Comprehensive Plan*, 2022. <https://www.marionva.org/planning-commission>

<sup>7</sup> Town of Damascus, *Comprehensive Plan*, 2025. <https://www.damascus.org/maps-plans--reports.html>

<sup>8</sup> NAIOP, *Economic Impacts of Commercial Real Estate*, 2025.

Target Property	Short Term Construction Jobs	Short Term Economic Output	Annual Economic Contribution	Permanent Jobs
American Screw Factory	499	\$100.3M	\$2.01M/yr	340 (Light Industrial) or 85 (Distribution)
Damascus Manufacturing Facility	147	\$29.5M	\$0.59M/yr	100 (Light Industrial)
Krishan Property	91	\$18.3M	\$0.37M/yr	62 (Commercial/Retail)

Each of the priority sites also offers opportunities to incorporate modern energy-efficient systems and renewable energy improvements. The existing electrical capacity, large building footprints, and structurally suitable roofs at the former industrial sites support the cost-effective installation of upgrades such as high-efficiency HVAC, LED lighting, improved insulation, and rooftop or ground-mounted solar. Because these improvements can be incorporated into the existing utility connections and building shells, redevelopment can achieve lower long-term operating costs, reduce energy burdens for future tenants, and support more sustainable, resilient reuse without requiring major infrastructure expansion.

In addition to the positive economic impacts, the assessment, cleanup, and reuse of the target properties will yield substantial environmental and public-health benefits. Redevelopment will address hazardous substances associated with each site’s industrial history—including heavy metals, VOCs/SVOCs, petroleum compounds, ACM, LBP, and mold—as well as potential offsite contamination from nearby commercial and industrial activities. By identifying and mitigating these hazards, this grant will reduce exposure risks for surrounding neighborhoods, improve environmental conditions in the target areas, eliminate long-standing blight, and prepare the target properties for safe, productive reuse that supports long-term community resilience.

**Strategy for Leveraging Resources:**

**1.g. Resources Needed for Site Reuse:** The MRPDC, as a state authorized planning district, and non-lead members, are eligible for multiple state and federal funding sources, which are often restricted in scope and unable to be used for environmental assessments. This project will enable the MRPDC and non-lead members to continue to seek and secure funding to facilitate the cleanup and redevelopment of the brownfield sites throughout the region. For any supplemental assessment work required beyond the financial means of this project, the MRPDC and non-lead members may pursue funding from the Virginia Brownfield Assistance Fund (VBAF), which provides assessment and planning grants of up to \$50,000 and remediation grants of up to \$500,000. The grants require a 1:1 match, which our small communities are often unable raise; however, the funds expended under this project can count as the match and be leveraged to secure a VBAF grant. For site cleanup, the MRPDC may pursue VBAF grants, EPA Brownfield Cleanup grants, Community Development Block Grants (CDBG), Enterprise Zone Real Property Improvement Grants, and Appalachian Regional Commission funding. For site redevelopment, CDBG funding, Virginia Department of Health and Community Development (DHCD) Industrial Revitalization Fund (IRF) grants, Enterprise Zone Real Improvement Grants, and grants from the Department of Conservation and Recreation (DCR) can all be leveraged.

**1.h. Use of Existing Infrastructure:** As former industrial and commercial properties, the priority sites have existing water, sewer, and electrical services with the needed size and capacity to be re-used for the proposed redevelopments. Additionally, high speed, fiber internet connections are being implemented in areas that are lacking as part of a broadband expansion program in the MRPDC region. Each site is located within communities and will reuse the existing street grids and sidewalks (where available). The three priority sites can also leverage their proximity to major U.S. Routes and Interstates. The *American Screw Factory* offers convenient access to both I-81 and I-77; the *Krishan Property* is along U.S. 11 (Lee Highway) near Exit 44 of I-81; and the *Damascus Manufacturing Facility* sits on U.S. 58 (Jeb Stuart Highway), just a few miles from I-81. No additional infrastructure is needed.

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

**Community Need:**

**2.a. The Community’s Need for Funding:** The MRPDC region and its target communities face persistent economic and demographic challenges that limit their ability to fund environmental assessment, remediation, and reuse activities without outside support. Over the past two decades, the region has experienced significant job losses and a declining population. The target CTs of Wytheville, Marion, and Damascus face even greater socioeconomic challenges than the region as a whole. These target communities have small populations that are experiencing disproportionately

lower levels of income, less educational attainment, and higher levels of poverty and unemployment (see table). Median household and per capita incomes in these areas are substantially lower than both the MRPDC regional and Virginia state averages. With a tax base consisting of **small, low income populations**, the target area communities struggle to provide basic services and do not have access to resources needed to address brownfields. This grant will provide the technical expertise and financial resources these communities lack, enabling them to assess environmental conditions, remove barriers to redevelopment, and prepare sites for new investment and job creation that will help lift incomes and reduce poverty levels within the Target Areas.

Demographic Data <sup>9</sup>	Wytheville CT 501.01	Marion CT 306	Damascus CT 109	MRPDC Region	Virginia
Total Population	2,787	2,724	4,200	186,131	8,654,499
% Elderly	29.1%	17.4%	28.3%	23.8%	16.3%
% College Diploma	21.0%	12.5%	22.1%	20.6%	41.5%
Median Household Income	\$40,164	\$34,005	\$47,434	\$53,588	\$90,974
Per Capita Income	\$39,055	\$32,245	\$27,408	\$32,667	\$49,217
% Below Poverty Threshold	25.6%	20.2%	14.6%	15.1%	9.9%
Median House Value	\$198,900	\$91,200	\$172,900	\$158,485	\$360,772
% Unemployed	2.4%	4.2%	1.1%	3.9%	4.3%

**2.b. Health or Welfare of Sensitive Populations:** As the previous table shows, the Target Areas have a higher percentage of elderly residents and a higher percentage living below the poverty threshold, as compared to the state. The Target Areas also have significantly lower per capita and median household incomes than the state. The Target Areas are home to an aging, low-income population with less educational attainment, as many younger, college-educated individuals have left the area in search of better employment opportunities. The Virginia Department of Health has developed a Health Opportunity Index (HOI) <sup>10</sup> which is a group of indicators that provide broad insight into the overall opportunity Virginians have to live long and healthy lives, based on Social Determinants of Health (SDOH). The HOI consists of over 40 variables, combined into 14 indices, grouped into four profiles, and aggregated into a composite HOI Score/Index. This provides a baseline for a community to determine what factors lead to positive health outcomes and healthy communities and identifies areas and populations that are more vulnerable to adverse health outcomes based on SDOH. Composite HOI scores for Target Area CTs 51197050101 (Wytheville), 51173030600 (Marion), and 51191010900 (Damascus) indicate all areas with “Very Low Opportunity” for residents to achieve good health. The HOI analysis further reveals that economic factors, particularly income inequality and low labor force participation, are major contributors to these health challenges. In addition, the welfare of the Target Areas has been negatively impacted through higher unemployment and depressed property values associated with each of the priority sites’ closure and location within their respective communities.

HOI tracked health criteria also indicate that each Target Area is at their worst levels (top 20%) for chronic diseases, such as arthritis, cancer, asthma, coronary heart disease, COPD disease, diabetes, high cholesterol, kidney disease, stroke, and teeth loss. These **sensitive populations** (elderly, low income, and individuals with high health burden) are especially susceptible to impacts from the environmental contaminants suspected on the priority sites. Health data further highlights the vulnerability of the community; as shown in the next table, the Target Areas experience significantly higher age-adjusted cancer incidence rates than both Virginia and the U.S. overall. This grant will directly benefit sensitive populations by improving the health and welfare of the Target Area communities by addressing contamination and enabling safe economic reuse of the sites.

**2.c. Greater Than Normal Incidence of Disease and Adverse Health Conditions:** The Target Area communities suffer from higher cancer mortality rates, particularly lung cancer, as well as higher rates of Chronic Obstructive Pulmonary Disease (COPD) hospitalizations and birth defects. (See following table – due to the small populations, only County level health data is available.) Many residents were born and raised in the region, resulting in long-term potential exposure to the potential contaminants associated with nearby brownfield sites. For example, decades of metal plating operations at the *American Screw Factory* in Wytheville raise concerns about heavy metals, VOCs and SVOCs, and petroleum contamination at the site potentially impacting the adjoining residential neighborhoods to the north. These contaminants are both linked to higher rates of birth defects as well as lung and bladder cancer, with Wythe County reporting rates above state and/or national averages (see table). In Smyth County, where COPD hospitalization (279.0) and

<sup>9</sup>American Community Survey (ACS) 2023 5-year estimates.

<sup>10</sup>Virginia Department of Health HOI. [apps.vdh.virginia.gov/omhhe/hoi/data](https://apps.vdh.virginia.gov/omhhe/hoi/data). Accessed December 2025.

cancer mortality rates (205.9) are the highest among the Target Areas, the *Krishan Property* is reported to have asbestos, lead-based paint, and mold throughout its deteriorated structures, which also directly adjoin a residential neighborhood to the south. As ACM and LBP degrade, airborne particulates can contribute to respiratory irritation and exacerbate chronic respiratory diseases, compounding existing county-level health burdens. Similarly, the *Damascus Manufacturing Facility* in Washington County presents risks from historic heavy metal and solvent use, contaminants that are often associated with increased leukemia risk—consistent with the county’s above-average leukemia rates (13.2). The abandoned structures, located adjacent to both the Virginia Creeper Trail and the Town’s only grocery store, are also believed to contain deteriorating ACM that can release fibers known to aggravate respiratory conditions. This concern is heightened by asthma rates in the Town of Damascus, which stand at 18.9%, significantly higher than the statewide average of 10.3%<sup>11</sup>. Collectively, these properties demonstrate the urgent need for assessment, remediation, and sustainable reuse to reduce community exposure to carcinogens and respiratory hazards, and to improving health outcomes in the region. The grant will help reduce these negative health impacts as contaminants and exposure pathways are identified and mitigation plans are developed so that the sites can be returned to responsible, productive reuse.

Indicator	Wythe County (Wytheville)	Smyth County (Marion)	Washington County (Damascus)	Virginia	U.S.
<b>National Cancer Institute Data<sup>12</sup></b>					
Incidence Rate of Lung & Bronchus Cancer	63.5	74.2	54.5	51.3	53.1
Incidence Rate of Bladder	24.5	11.0	13.2	17.3	18.8
Incidence Rate of Colon & Rectum	38.9	32.5	29.4	33.8	36.4
Incidence Rate of Kidney & Renal Pelvis	20.1	12.3	10.0	15.9	17.3
Incidence Rate of Leukemia	9.0	14.4	13.2	10.8	14.1
<b>Virginia Department of Health Data<sup>13</sup></b>					
Age-adjusted Rate per 10,000 for Adult Hospitalizations Due to COPD (2023)	246.5	279.0	121.5	113.8	N/A
Cancer Mortality Rates per 100,000 (All Sites) (2019-2023)	178.9	205.9	170.6	147.9	145.0
Birth Defects Rate per 10,000 Live Births (2019-2023)	58.2	7.6	17.6	55.2	N/A

**2.d. Economically Impoverished/Disproportionately Impacted Populations:** The Target Areas are economically impoverished and disproportionately impacted by environmental burdens. As demonstrated in previous sections, Wytheville, Marion, and Damascus have small populations (each CT under 4,500 residents), with median household and per capita incomes well below the Virginia averages. Poverty rates in the target CTs are more than double the state average and are accompanied by overall lower educational attainment, with Marion reporting only 12.5% of residents holding a college diploma compared to 41.5% statewide. Additionally, all three target CTs are classified by the Virginia HOI as “Very Low Opportunity,” with economic vulnerability driven by low labor force participation, income inequality, and high rates of chronic disease. The closure of major employers in each community has contributed to persistent unemployment, increased poverty, depressed property values, and further economic decline.

The identified sensitive populations in each community are especially susceptible to the impacts of environmental contaminants at the priority sites. Recent research published in the *Journal of the American College of Surgeons* (2025)<sup>14</sup> confirms that cancer diagnoses and deaths in Appalachia remain significantly higher than in other U.S. regions, with residents 5.6% more likely to be diagnosed with cancer and 12.8% more likely to die from cancer compared to those outside the region. Local health data show that the target areas have cancer mortality rates, lung cancer incidence, and COPD hospitalization rates well above both Virginia and national averages. Widespread poverty and lack of education make it difficult to overcome these barriers, which the MRPDC region has been battling for decades. This project will help address some of those challenges, by encouraging the cleanup and redevelopment of brownfield sites to mitigate health risks, diversify the economy, and create jobs for the region. Redevelopment of all three priority sites will provide well-paying jobs and new economic opportunities for the Target Areas. These funds will

<sup>11</sup>City-Data.com. <https://www.city-data.com/health-nutrition/Damascus-Virginia.html>. Accessed December 2025.

<sup>12</sup>National Cancer Institute. <https://statecancerprofiles.cancer.gov/index.html>. Accessed December 2025.

<sup>13</sup>Virginia Department of Health. <https://www.vdh.virginia.gov/environmental-public-health-tracking/>. Accessed December 2025

<sup>14</sup>Burus T, Hull P, Lang Kuhs K, et al. Examining Geographic Disparity: Variation in Cancer Outcomes within Appalachia. *Journal of the American College of Surgeons*, 2025. DOI: 10.1097/XCS.0000000000001273.

provide the communities with the needed catalyst to overcome the barriers to these redevelopments.

**Community Engagement:**

**2.e. Project Involvement & 2.f. Project Roles:** The MRPDC will regularly engage with the non-lead coalition members throughout the project, and the non-lead members will provide representatives to participate in and guide the project activities (see table). The MRPDC and non-lead members will establish a Steering Committee composed of local staff, elected officials, and community stakeholders to guide the projects. In addition, the following partners, among others, will be actively involved in the implementation of this project.

Organization	Contact	Project Role
<b>Non-lead Coalition Members</b>		
Smyth County	Kendra Hayden, Director of Community and Economic Development <a href="mailto:khayden@smythcounty.org">khayden@smythcounty.org</a>   276-783-3298	Provide input on site selection and prioritization, support outreach efforts in their target area, lead cleanup and reuse planning and follow-on efforts for sites in Smyth and Washington County. Will serve on regional Steering Committee.
Washington County	Alicia Roland, Director of Economic Development <a href="mailto:aroland@washcova.com">aroland@washcova.com</a>   276-525-1391	
<b>Target Area Representatives</b>		
Town of Wytheville	Elaine Holeton, Assistant Town Manager <a href="mailto:elaine.holeton@wytheville.org">elaine.holeton@wytheville.org</a>   276-223-3352	Local champions from each initial target area in which the priority sites are located. Will support assessment, cleanup and reuse planning, and follow-up efforts for each priority site and serve on the regional Steering Committee.
Town of Marion	Andrew Keen, Town Manager <a href="mailto:akeen@marionva.org">akeen@marionva.org</a>   276-378-5019	
Town of Damascus	Chris Bell, Town Manager <a href="mailto:townmanager@damascus.org">townmanager@damascus.org</a>   276-475-3831	
<b>MRPDC Service Area Representatives</b>		
Wythe Joint Industrial Development Authority	David Manley, Executive Director <a href="mailto:david.manley@wytheida.org">david.manley@wytheida.org</a>   276-223-3370	Representatives from the remaining MRPDC regions that will provide input regarding additional site inventory and prioritization, as well as local support/interest in redevelopment of potential sites. Will serve on regional Steering Committee.
Bland County Administration	Cameron Burton, County Administrator <a href="mailto:cburton@bland.org">cburton@bland.org</a>   276-688-4622	
Town of Hillsville	LeAnna Surratt, Town Manager <a href="mailto:leanna@townofhillsville.com">leanna@townofhillsville.com</a>   276-728-2128	
Grayson County Planning Commission	Dan Boyer, Chairman <a href="mailto:information@graysoncountyva.gov">information@graysoncountyva.gov</a>   276-773-2171	
<b>Community Stakeholders</b>		
Marion Downtown Revitalization Association	Ken Heath, Executive Director <a href="mailto:khealth@marionva.org">khealth@marionva.org</a>   276-378-5026	Group of local, community-based organizations that will be engaged for public outreach and event hosting throughout the MRPDC region to bring awareness to the opportunities the grant program has to offer. Will assist the Steering Committee with identifying additional sites throughout the grant period and participate in reuse planning, as needed.
Heart of Hillsville	Angela Browne [REDACTED]	
Wythe-Bland Foundation	Meredith Summers <a href="mailto:msummers@wbfoundation.com">msummers@wbfoundation.com</a>   276-228-8001	
Smyth County Community Foundation	Lynda Helton, Director <a href="mailto:lhelton@smythccf.org">lhelton@smythccf.org</a>   276-378-8090	
Blue Ridge Crossroads Development Authority	Dan Campbell, Director <a href="mailto:director@brceda.org">director@brceda.org</a>   276-601-7727	
Virginia Creeper Trail Conservancy	Lisa Quigley <a href="mailto:virginiacreepertrailclub@gmail.com">virginiacreepertrailclub@gmail.com</a>   804-334-5835	
Downtown Wytheville	Todd Wolford, Executive Director <a href="mailto:exedir@downtownwytheville.org">exedir@downtownwytheville.org</a>   276-223-3343	

**2.g. Incorporating Community Input:** The proposed Steering Committee will be comprised of representatives from each of the MRPDC counties, as well as representatives from each initial target area in which the priority sites are located. Members of the Steering Committee will serve as brownfields ambassadors and advisors throughout the project, focusing various areas of expertise into this revitalization effort while bringing individual local concerns to the table. Committee members will be also charged with the role of information conduit, disseminating information to and from their respective community. They will engage support from community-based organizations throughout the grant period for public outreach and event hosting throughout the MRPDC region. Based on feedback from individual communities, the Committee will identify and prioritize additional sites for assessment, discussing cleanup and redevelopment plans, and inviting public comments. The project team will also meet with property owners and developers, as appropriate, to discuss site specific brownfields challenges, solutions, and outcomes. This robust

team and approach will ensure each community will have a seat at the decision-making table, ensuring their individual needs are met and project funds serve each community.

While the Steering Committee will serve as the main conduit for disseminating information and encouraging public participation, the project team will also hold public meetings and visioning workshops in each of our six counties to actively engage local communities about brownfields and identify additional sites across as many of our localities as possible. Meetings will be scheduled at appropriate intervals throughout the 4-year project period, including virtual options as a way to offer an alternative to in-person engagement. These advertised public meetings will be conducted during evening hours to encourage participation by the entire community. With a focus on residents and business owners potentially affected by the project, these meetings will include project updates by community group members, project staff and consultants about project status, and will provide an open forum for engagement and education. Accommodations will be made if and when non-English speaking communities are identified in the project area, and meetings will be held at facilities with ADA accommodations. With a large elderly and poor population, easily accessible, low-tech communication methods will be most effective. Therefore, in addition to social media and website updates and presentations to the various county and town councils, the Steering Committee will distribute information via local church bulletins, newspaper press releases, brochures/flyers, and presentations to community and civic groups to communicate progress, where appropriate. The Steering Committee will maintain meeting sign-in sheets for follow-up communication, public comments and input will be considered and incorporated (if applicable) into the project. All public comments/inquiries will be addressed by the Steering Committee and responded to by the project team in a timely manner.

**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:** MRPDC is requesting \$1,500,000 to complete the following tasks within the four-year period of performance. MRPDC staff will primarily perform the Project Management and Reporting activities, and staff will lead, with support from the Qualified Environmental Professional (QEP), the Community Outreach and Reuse Planning tasks. The QEP will complete the Environmental Assessment and Cleanup Planning activities.

<b>Task 1: Project Management &amp; Reporting</b>
<b>3.a. Project Implementation:</b> The MRPDC’s Project Manager will oversee the grant administration and compliance with EPA cooperative agreement terms and conditions. He will ensure tasks are completed efficiently and will be responsible for oversight of the QEP to complete the project tasks. He will hold monthly project team meetings, which will include the non-lead coalition members, QEP, and EPA Region 3 Project Officer to ensure project goals are met and tasks remain on schedule to be completed within the period of performance, making corrections as needed. The MRPDC will complete EPA quarterly reports and ACRES database entry/updates, and a final summary report. MRPDC staff will also attend national and regional training workshops to learn and share success stories.
<b>3.b. Anticipated Project Schedule:</b> Ongoing throughout the 4-years; National Conference in May 2027 with other conferences TBD; Monthly team meetings; Quarterly Reporting on Federal fiscal quarters; closeout report in Oct-Dec 2030
<b>3.c. Task/Activity Lead:</b> MRPDC’s Project Manager
<b>3.d. Outputs:</b> ACRES reporting, 48 monthly meetings; 16 quarterly reports; 1 Closeout Report. Two MRPDC staff to attend two national and four regional conferences/workshops.
<b>Task 2: Community Outreach</b>
<b>3.a. Project Implementation:</b> The MRPDC’s Project Manager will lead community outreach efforts with support from non-lead coalition members, QEP, Steering Committee, and community-based organizations. Specific tasks include facilitating Steering Committee meetings, outreach to community and civic groups, and preparation of success stories, press releases, and other media for project updates. Steering Committee meetings will occur approximately quarterly, and at least six public meetings will be held at appropriate intervals in each of the six counties within the MRPDC region. The project team will also meet with property owners and developers, as appropriate.

<p><b>3.b. Anticipated Project Schedule:</b> Oct 2026 – Sep 2030; quarterly Steering Committee meetings; outreach material and property owner meetings in 2<sup>nd</sup> – 14<sup>th</sup> quarter; public meetings at least annually.</p>
<p><b>3.c. Task/Activity Lead:</b> MRPDC Project Manager with support from non-lead coalition members, QEP, Steering Committee, and community-based organizations.</p>
<p><b>3.d. Outputs:</b> 16 Steering Committee meetings; 8 success stories, press releases, or media updates; 6 public meetings; and 16 meetings with site owners and/or developers.</p>
<p><b>Task 3: Site Assessments</b></p>
<p><b>3.a. Project Implementation:</b> The project team will confirm the brownfields inventory and prioritization with input from the Steering Committee at the first quarterly meeting. Phase I and II Eligibility Forms will be completed for EPA approval, and petroleum determinations will be obtained from Virginia Department of Environmental Quality (VDEQ). Phase I ESAs will be performed by the QEP and in accordance with ASTM E1527-21 and the EPA All Appropriate Inquiry Final Rule. Phase II ESAs will be conducted by the QEP in accordance with ASTM E1903-19. Prior to any Phase II ESA, a Quality Assurance Project Plan (QAPP), Sampling and Analysis Plan (SAP), and Health and Safety Plan (HASP) will be prepared by QEP and reviewed and approved by EPA and the VDEQ, as applicable. ACM/LBP surveys and other assessments may be completed, as needed, at priority sites. No health monitoring will be conducted.</p>
<p><b>3.b. Anticipated Project Schedule:</b> Oct 2026 – Mar 2030; QAPP 1<sup>st</sup> quarter; Phase I ESAs and ACM &amp; LBP surveys 2<sup>nd</sup> - 13<sup>th</sup> quarter; Phase II ESAs 3<sup>rd</sup> - 15<sup>th</sup> quarter</p>
<p><b>3.c. Task/Activity Lead:</b> QEP with oversight from the MRPDC’s Project Manager</p>
<p><b>3.d. Outputs:</b> 1 QAPP; 32 Phase I ESAs; 25 ACM/LBP Surveys; 10 SAPs; 10 HASPs; and 10 Phase II Reports.</p>
<p><b>Task 4: Cleanup &amp; Redevelopment Planning</b></p>
<p><b>3.a. Project Implementation:</b> If contamination is identified, cleanup plans will be developed for high priority sites. The Analysis of Brownfields Cleanup Alternatives (ABCA) will identify potentially applicable remediation alternatives for the site, based on potential reuse scenarios. The project team will compare potential land uses with the environmental impacts associated with properties and steps required to redevelop the property. The level of remedial action can then determine how to best meet community needs. Additionally, we will create individual redevelopment concepts for the specific brownfields sites and complete market studies for potential reuses as needed and appropriate. A community from each of the six counties within the MRPDC region will also be chosen for a Area Wide Revitalization Plan.</p>
<p><b>3.b. Anticipated Project Schedule:</b> Oct 2027 – Jun 2030; ABCAs 5<sup>th</sup> – 15<sup>th</sup> quarter</p>
<p><b>3.c. Task/Activity Lead:</b> QEP with oversight from the MRPDC’s Project Manager</p>
<p><b>3.d. Outputs:</b> 8 ABCAs; 8 Reuse Plans; 6 Area-Wide Revitalization Plans</p>

**3.e. Cost Estimates:** The following cost estimates are based on the expenses incurred during MRPDC’s FY22 Brownfields Assessment Project. All personnel and fringe expenses are for programmatic activities. Personnel and fringe for staff completing administrative activities are included in the indirect rate pool, subject to the 5% limit.

<b>Task 1 – Project Management</b>	
<i>Personnel:</i>	Average of 50 hours of staff/quarter (50 x 16 x \$33/hr) = <b>\$26,400</b>
<i>Fringe:</i>	Personnel x PDC’s approved fringe rate (\$26,400 x 31.03%) ≈ <b>\$8,192</b>
<i>Travel:</i>	2 staff attend 4 regional/grantees workshops (2 x 4 x \$500/person/trip = \$4,000 total), 2 staff attend 2 national conferences (2 x 2 x (\$750 airfare + 3 hotel nights @ \$200/night totaling \$600 + \$150 in meals = \$1,500/person/trip) = \$6,000 total) = <b>\$10,000</b>
<i>Other:</i>	Registrations fees for 2 staff to attend 4 regional/grantees workshops (2 x 4 x \$200 = \$1,600) and 2 national conferences (2 x 2 x \$350 = \$2,100) = <b>\$3,000</b>
<i>Contractual:</i>	48 project team meetings (48 x \$400); 16 Quarterly Reports (16 x \$350); 1 closeout report (\$5,000); quarterly ACRES updates (16 x \$250) = <b>\$33,800</b>
<i>Indirect Costs:</i>	21.05% indirect rate x Personnel & Fringe total (21.05% x \$34,592) = <b>\$7,282</b>
<i>Total:</i>	<b>\$88,674 (5.9% of grant budget)</b>
<b>Task 2 – Community Outreach</b>	
<i>Personnel:</i>	Average of 40 hours of staff/quarter (40 x 16 x \$33/hr) = <b>\$21,120</b>
<i>Fringe:</i>	Personnel x PDC’s approved fringe rate (\$21,120 x 31.03%) ≈ <b>\$6,554</b>

**Travel:** Mileage per quarter to attend outreach events (160 x 16 x 0.725) = **\$1,856**  
**Supplies:** Materials (posters, flyers, etc.) for meetings (16 x \$250 = \$3,000) = **\$4,000**  
**Contractual:** 16 Steering Committee Meetings (16 x \$750 = \$12,000); success stories and press releases (8 x \$750 = \$6,000); 6 public meetings (6 x \$1,200 = \$7,200); 16 meetings with property owners/developers (16 x \$500 = \$8,000) = **\$33,200**  
**Indirect Costs:** 21.05% indirect rate x Personnel & Fringe total (21.05% x \$27,674) = **\$5,825**  
**Total:** **\$72,555 (4.8% of grant budget)**

**Task 3 – Site Assessments**

**Personnel:** Average of 30 hours of staff/quarter (30 x 16 x \$33/hr) = **\$15,840**  
**Fringe:** Personnel x PDC’s approved fringe rate (\$15,840 x 31.03%) ≈ **\$4,918**  
**Contractual:** 1 Generic QAPP (1 x \$3,500); 32 Phase I ESAs (32 x \$4,000); 25 ACM/LBP Surveys (25 x \$7,000); 10 SAPs (10 x \$4,000), 10 HASPs (10 x \$500), & 10 Phase II ESAs (10 x ~\$42,388.50 avg) = **\$775,385**  
**Indirect Costs:** 21.05% indirect rate x Personnel & Fringe total (21.05% x \$20,758) = **\$4,370**  
**Total:** **\$800,513 (53.4% of grant budget)**

**Task 4 – Cleanup & Redevelopment Planning**

**Personnel:** Average of 20 hours of staff/quarter (20 x 16 x \$33/hr) = **\$10,560**  
**Fringe:** Personnel x PDC’s approved fringe rate (\$10,560 x 31.03%) ≈ **\$3,277**  
**Travel:** Mileage per quarter to attend reuse planning events (130 x 16 x 0.725) = **\$1,508**  
**Contractual:** 8 ABCAs (8 x \$5,000); 8 Site Reuse Plans (8 x \$15,000 avg); 6 Community-Wide Revitalization Plans (6 x \$60,000) = **\$520,000**  
**Indirect Costs:** 21.05% indirect rate x Personnel & Fringe total (21.05% x \$13,837) = **\$2,913**  
**Total:** **\$538,258 (35.9% of grant budget)**

Budget Categories	Project Tasks				
	PM	Comm. Out	Site Assess.	C&R Plan	Total
Personnel	\$26,400	\$21,120	\$15,840	\$10,560	\$73,920
Fringe Benefits	\$8,192	\$6,554	\$4,918	\$3,277	\$22,941
Travel	\$10,000	\$1,856	\$-	\$1,508	\$13,364
Supplies	\$-	\$4,000	\$-	\$-	\$4,000
Other	\$3,000	\$-	\$-	\$-	\$3,000
Contractual	\$33,800	\$33,200	\$775,385	\$520,000	\$1,362,385
<b>Total Direct Costs</b>	<b>\$81,392</b>	<b>\$66,730</b>	<b>\$796,143</b>	<b>\$535,345</b>	<b>\$1,479,610</b>
<b>Total Indirect Costs (Administrative Costs)</b>	<b>\$7,282</b>	<b>\$5,825</b>	<b>\$4,370</b>	<b>\$2,913</b>	<b>\$20,390<sup>1</sup></b>
<b>Total</b>	<b>\$88,674</b>	<b>\$72,555</b>	<b>\$800,513</b>	<b>\$538,258</b>	<b>\$1,500,000</b>

<sup>1</sup>Administrative costs (i.e., Indirect Costs) Share: (\$20,390 / \$1,500,000) x 100 = 1.36%

**3.f. Plan to Measure and Evaluate Environmental Progress and Results:** The MRPDC will hold monthly conference calls with the project team (including the non-lead coalition members, QEP, and EPA Region 3 Project Officer) to review progress and take corrective actions, when necessary, to ensure the funds are expended in an efficient and timely manner. The Steering Committee will meet quarterly to review community priorities, address any community concerns, and guide the project. The MRPDC will submit Quarterly Reports, detailing the outputs and outcomes of the project, and enter and track site-specific information in the online ACRES database. At a minimum, outputs to be tracked include the number of Steering Committee meetings, public meetings, environmental assessments, ABCAs, and redevelopment plans; and, the outcomes to be tracked include community participation, acres assessed, acres ready for reuse, redevelopment dollars leveraged, and jobs created.

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

**Programmatic Capability:**

**4.a. Organization Capacity, 4.b. Organizational Structure, & 4.c. Description of Key Staff:** The MRPDC is a state-authorized regional planning district, serving six counties (Bland, Carroll, Grayson, Smyth, Wythe, and Washington) and two independent cities (Bristol and Galax) in southwest Virginia. The MRPDC has a lengthy and successful history of the programmatic, administrative, and financial management of grant funds since its inception in 1969. The MRPDC, authorized under the Virginia Regional Cooperation Act by the local governments of each planning district, and

consistently provides a variety of technical and program services to member local governments, including grant program implementation.

Mr. Brian Reed, Deputy Director of the MRPDC, will serve as the Project Manager and will be responsible for overseeing all grant activities and funds, submitting all required reports to EPA, and ensuring all project activities are in accordance with the work plan and the grant's terms and conditions. He has over 25 years of experience as a public administration specialist/planner at the MRPDC and holds a bachelor's degree in geography from Emory and Henry College. Mr. Reed successfully managed the FY2022 EPA CWA grant. He will be assisted by Mr. Jordan Powers, Senior Planner for the MRPDC. Mr. Powers has over 6 years of experience and leads research and development of grant applications for member communities and non-profits. He holds a bachelor's degree in economics from Emory and Henry College, and oversees grant reporting, compliance, and comprehensive environmental reviews. Both Mr. Reed and Mr. Powers will be assisted by Ms. Rocky Warren, Finance Director for the MRPDC. Ms. Warren holds an MBA in Sustainable Business from Appalachian State University and supports financial management and reporting for the MRPDC. Their combined experience will ensure correct and timely reporting, compliance, and grant completion within the 4-year window. During work plan development, MRPDC will enter into a Memorandum of Agreement (MOA) with our coalition partners, to define the governing structure for the project. All members have committed to participate in a Steering Committee to make project decisions.

**4.d. Acquiring Additional Resources:** MRPDC routinely contracts for engineering and consulting services and has the management and procurement procedures in place to secure these services. Procurement procedures will be conducted in full compliance with the fair and open competition requirements in 2 CFR Part 200 and 2 CFR Part 1500, and 40 CFR Part 33, which includes the public advertisement of a Request for Proposals (RFP), the review of multiple proposals based on evaluation criteria set forth in the RFP, including cost reasonableness for at least 25% of the score, and the selection of the top scoring firm.

**Past Performance & Accomplishments:**

**4.e. Currently Has or Previously Received an EPA Brownfields Grant:** In FY2022, the MRPDC was awarded an EPA Brownfields CWA Grant totaling \$500,000.

**4.e.(1) Accomplishments:** Under our FY2022 Brownfields CWA Grant, MRPDC assessed a total of 27 sites, completing 25 Phase I ESAs, 19 ACM/LBP Inspections and 4 Phase II ESAs. This resulted in approximately 200 acres and 570,000 ft<sup>2</sup> of structure space assessed throughout the MRPDC region. Additionally, through the EPA Assessment Grant, multiple sites we assessed leveraged secondary grants through various programs or private investment, such as: **\$8,000,000** in New Market Tax Credits for a new residential drug treatment center in Marion; **\$5,000,000** in USDA Rural Development Grant funding for the Mount Rogers Community Services Board to expand an existing facility for additional mental health, development disability, and substance abuse services; **\$3,000,000** in private investment for a new utility trailer manufacturing facility in Chilhowie; **\$1,500,000** in Virginia Business Ready Sites Program (VBRSP) funding for a former industrial brick plant site in Atkins; **\$700,000** from the Appalachian Regional Commission for a historic theater renovations in the City of Galax; **\$500,000** from the Virginia Department of Housing and Community Development (DHCD) Mixed Use on Main (MUMS) program for twelve new apartment units and two retail units in downtown Marion; **\$166,391** VBAF grant award for the old Saltville Town Shop for UST removal, ACM abatement, and structure demolition; **\$188,500** Industrial Revitalization Fund grant and a **\$50,000** VBAF grant for redevelopment of a downtown property in Hillsville; and another **\$50,000** VBAF grant for redevelopment of a second downtown property in Hillsville. **To date, prior efforts under our 2022 CWA Grant have resulted in over \$19,000,000 of leveraged dollars in the MRPDC region.** All outputs and outcomes have been recorded and are up to date in ACRES. All grant funds were expended within the approved period of performance.

**4.e.(2) Compliance with Grant Requirements:** MRPDC complied with all requirements established in the Cooperative Agreement (BF-96397901) with EPA, including administrative reporting and technical commitments. All applicable site information was input into EPA's ACRES reporting system, all required reports were submitted in a timely manner, including quarterly reports and annual financial reports.

# Threshold Criteria for Assessment Coalition Grants

## **1. APPLICANT ELIGIBILITY:**

(a) Applicant Type: Group of General Purpose Units of Local Government

1. The Mount Rogers Planning District Commission (MRPDC) is a “General Purpose Unit of Local Government” authorized under the Virginia Regional Cooperation Act and as defined in 2 CFR 200.64 and, therefore, eligible to receive EPA Brownfields Assessment Grant funding.
2. The County of Smyth is a “General Purpose Unit of Local Government” as defined in 2 CFR 200.64 and, therefore, eligible to receive EPA Brownfields Assessment Grant funding.
3. The County of Washington is a “General Purpose Unit of Local Government” as defined in 2 CFR 200.64 and, therefore, eligible to receive EPA Brownfields Assessment Grant funding.

(b) Exempt under 501(c)(4): MRPDC (Lead), Smyth County (Non-lead), and Washington County (Non-lead) are not exempt from Federal taxation under section 501(c)(4) of the IRC.

## **2. TARGET AREAS:**

As shown on the Application Information Sheet, each coalition member has selected an initial Target Area, and the Target Areas do not overlap and are located in three distinct jurisdictions:

- MRPDC: American Screw Factory in the Town of Wytheville
- Smyth County: Krishan Property in the Town of Marion
- Washington County: Damascus Manufacturing Facility in the Town of Damascus

## **3. NON-LEAD MEMBER(S) THAT NEVER RECEIVED AN EPA MARC GRANT:**

Non-lead members Smyth County and Washington County have never been awarded an EPA Brownfields Multipurpose, Assessment, Revolving Loan Fund, or Cleanup (MARC) Grant.

## **4. LEGAL AUTHORITY TO EXPEND GRANT FUNDS ON BEHALF OF NON-LEAD COALITION MEMBERS:**

The MRPDC is a planning district commission authorized under the Virginia Regional Cooperation Act by the local governments of each planning district and consistently provides a variety of technical and program services to member local governments, including grant program implementation.

## **5. COALITION AGREEMENT:**

Signed letters from Smyth County and Washington County documenting their commitment as non-lead coalition members are attached.

## **6. COMMUNITY INVOLVEMENT:**

Active community involvement will be incorporated throughout the project through a structured, region-wide engagement process. MRPDC and its non-lead coalition partners will establish a Steering Committee made up of local staff, elected officials, and community stakeholders to guide project activities, serve as brownfield ambassadors, and share information with their respective communities. The Committee will help identify and prioritize additional sites, provide

## Threshold Criteria for Assessment Coalition Grants

local input on cleanup and reuse planning, and support outreach through community-based organizations. Public involvement will include advertised public meetings and visioning workshops held across all six counties, with virtual options and evening scheduling to maximize participation. These meetings will provide updates, gather public input, and offer open forums for questions and discussion. To ensure equitable access, the project will use ADA-accessible venues, provide accommodations for non-English-speaking residents if needed, and rely on low-tech communication methods—such as local church bulletins, flyers, newspaper notices, and presentations to civic groups—alongside digital updates. Public comments will be documented, reviewed, and incorporated into project decisions as appropriate, ensuring that each community has a clear voice in the assessment and redevelopment process.

### **7. EXPENDITURE OF EXISTING GRANT FUNDS:**

MRPDC was the recipient of a FY2022 Brownfields Assessment Grant, which ended on September 30, 2025. As of October 1, 2025, 98.3% of the budget was drawn down from ASAP.gov (ASAP report attached).

### **8. CONTRACTORS AND NAMED SUBRECIPIENTS:**

MRPDC followed the procedures detailed in 2 CFR 200 and EPA's rule at 2 CFR 1500 to procure a Qualified Environmental Professional (QEP) to provide support for grant activities. MRPDC released a competitive, public Request for Proposals (RFP) on August 22, 2025. The RFP was posted in the Roanoke Times and on the MRPDC's website: [Brownfields-EPA-Assessments-RFQ-2025.docx](#). Three proposals were received by the September 22, 2025, due date (30-day advertisement period). The committee selected Stantec Consulting Services Inc., as the firm deemed most qualified based on the evaluation criteria including cost reasonableness. The selected QEP team maintains a local office with environmental professionals, technicians, and urban planners that are familiar with the MRPDC region and our communities. The RFP can be accessed at the previously provided link. A contract has not been executed as of this submittal.

No subrecipients have been identified or anticipated.