

Town Council

Honorable Victor E. Conner, Mayor
 Honorable Dale Fisher, Vice Mayor
 Honorable Peggy Steele, Council Member
 Honorable Jason Masching, Council Member
 Honorable Sam Calhoun, Council Member
 Honorable Emilee Conner, Council Member
 Honorable Rhonda McFalls, Council Member

A Virginia's Blue Ridge Community

**Appointed Officials**

B.T. Fitzpatrick III, Town Manager
 Donna Hadley-Wires, Town Clerk/Treasurer
 Kelvin Pruett, Police Chief

Boones Mill Town Hall

77 Jacob Boon Lane
 Boones Mill, Virginia 24065
 540.334.5404
www.townofboonesmill.org

Together, we will!

U.S. EPA FY26 Brownfield Cleanup Grant Application for the Town of Boones Mill, VA Application Information Sheet

Applicant Identification: Town of Boones Mill, VA
 77 Jacob Boon Lane
 Boones Mill, VA 24065

Website: www.TownofBoonesMill.org/
www.TownofBoonesMill.org/boones-mill-site-reuse-plan-and-market-study
 (Town's brownfield web page)

Funding Requested: Single Site Cleanup

Federal Funds Requested: \$1,300,000

Location: Town of Boones Mill, Franklin County, Commonwealth of Virginia

Property Information: "North American Homes Former Manufacturing Site" is a 65-acre tract comprised of two contiguous parcels (Franklin County Parcels 3010008001 and 3010008000) located at 359 Boones Mill Road, Boones Mill, VA 24065. See enclosed Location Map.

Contacts:

Project Director: B.T. Fitzpatrick III
 Town Manager
 Town Hall, 77 Jacob Boon Lane
 Boones Mill, VA 24065
 540.334.5404, Fitzpatrick@TownofBoonesMill.org

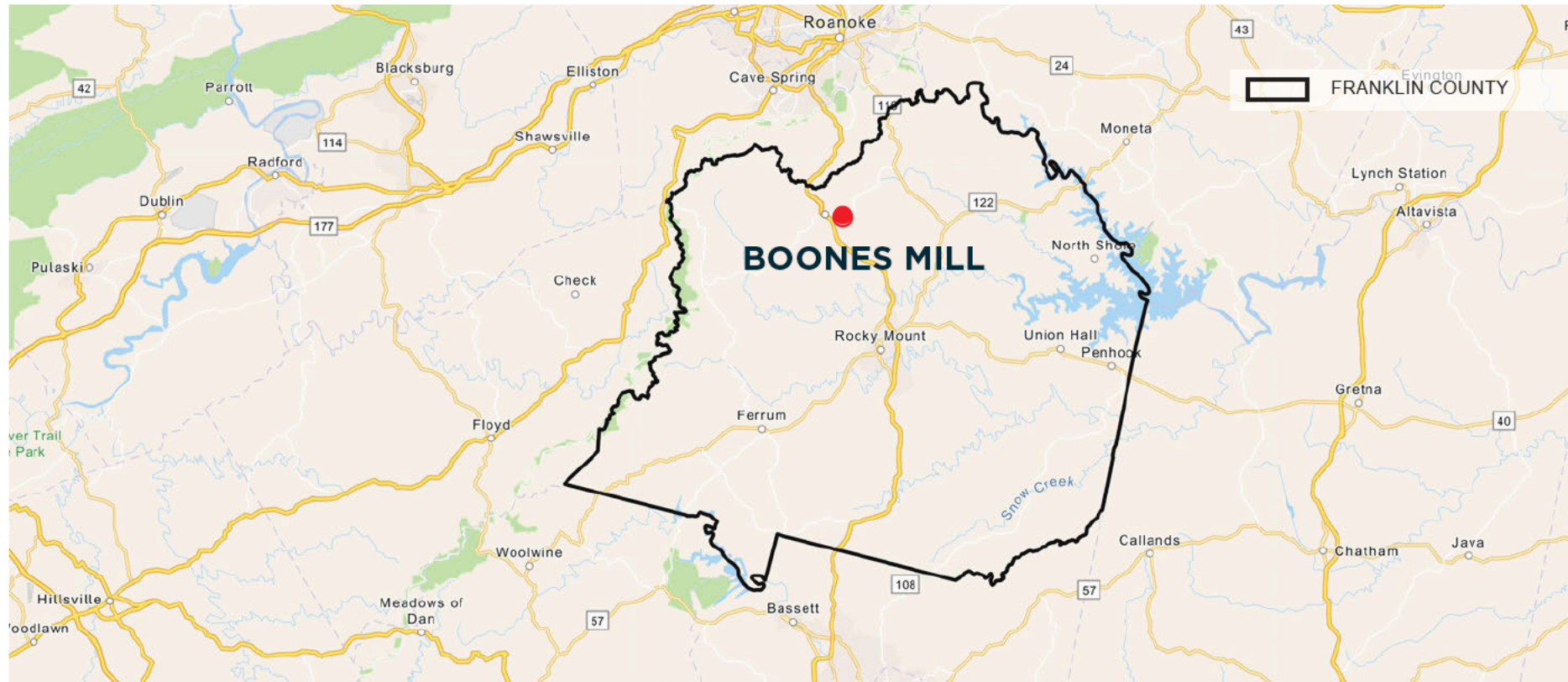
Chief Executive: Mayor Victor E. Connor
 Town Hall, 77 Jacob Boon Lane
 Boones Mill, VA 24065
 540.334.5404, Mayor@TownofBoonesMill.org

Population: 259

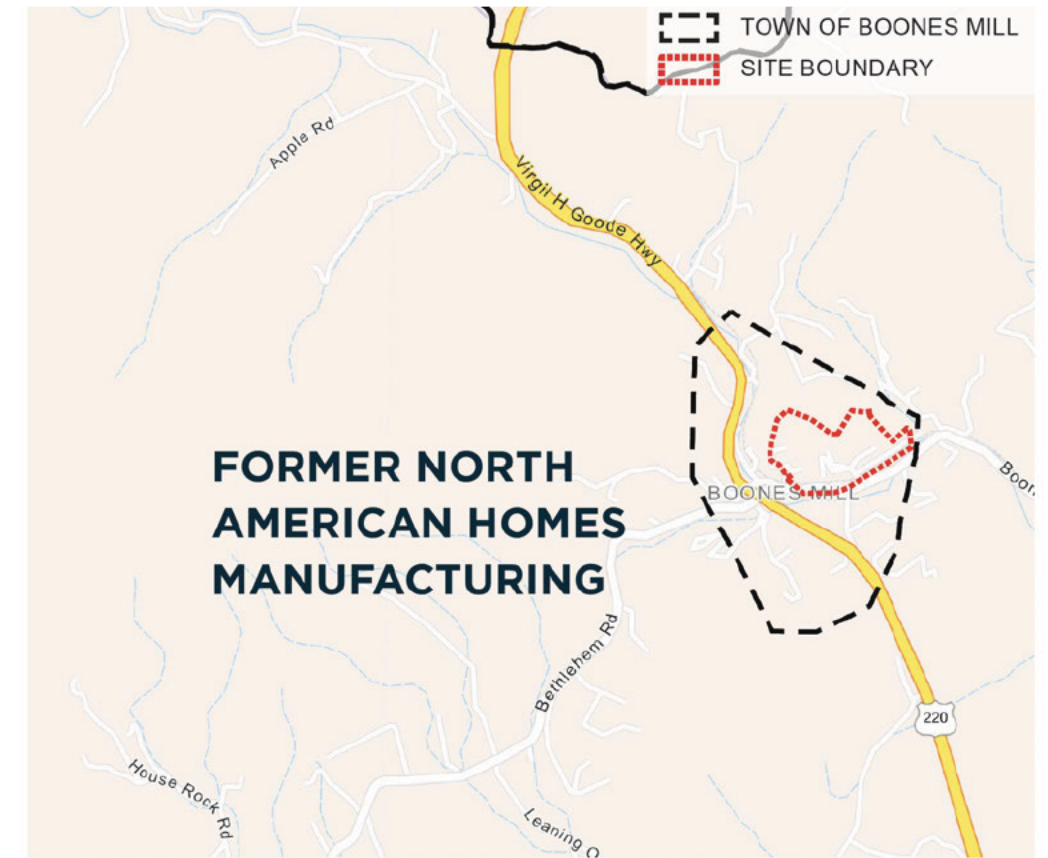
Other Factors:

Other Factors Checklist:	Narrative Page #:
Community Population is 15,000 or less	Pages 1, 5
Secured firm leveraging commitment ties directly to the project and will facilitate completion of the remediation/reuse, secured resource is identified in the Narrative and substantiated in the attached documentation.	Page 4
The proposed site(s) is adjacent to a body of water (i.e., the border of the proposed 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).	Pages 1, 3, 4

Site Map



Franklin County



Town of Boones Mill



Aerial of site with contaminated areas marked in red



U.S. EPA FY26 Brownfield Cleanup Grant Application for the Town of Boones Mill, VA Narrative

The Town of Boones Mill, nestled in the Blue Ridge Mountains in central Virginia south of Roanoke, punches above its weight (pop. 259) on economic revitalization, quality of life, and opportunity in this fast-growing metro region. However, over a quarter of Boones Mill's land area is polluted and vacant, since a mobile home manufacturing company closed in 2007 after 40 years. The Town acquired this 55-acre property in 2011 and, since then, has partnered with the Virginia Department of Environmental Quality, the EPA Region 3 TAB, and an expert team of environmental professionals and revitalization consultants, to make this property ready for remediation and reuse. With \$1.385 million in U.S. EPA Brownfield Cleanup grant support requested here, Boones Mill will be ready to transform this property adjacent to downtown into a mixed-use development of up to 180,000 square feet with a new "Adventure Mountain" outdoor recreation resort, a 16-unit boutique hotel, six camper cabins, a spa, a retail general store, up to 72 affordable residential units, and associated parking (to cap contamination). This brownfield revitalization is immediately contiguous to the recently-established 5-acre "Maurice Turner Recreation Area", a soon-to-be upgraded Town Hall & Community Center, the Boones Mill National Historic District, and the Maggodee Creek waterfront. Our town slogan "Together We Will!" can move into action with U.S. EPA and our many partners in 2026 if this application is selected for award.

(1) PROJECT AREA DESCRIPTION & PLANS FOR REVITALIZATION

Target Area & Brownfields

- a. **Overview of Brownfield Challenges & Description of Target Area:** Boones Mill is a small, rural town in the Blue Ridge Mountains on an active Norfolk Southern freight rail line just south of Roanoke, VA that was established on the Maggodee Creek as a mill, tobacco and railroad town and incorporated nearly a century ago in 1927. The area economy is dominated by manufacturing, tourism, health care and education, but the town suffered a major setback when its largest employer and economic development center, the "North American Homes" factory which built mobile homes, closed permanently in 2007 after 40 years in production leaving unemployment, a severely reduced tax base, a shrinking and aging population, and a vacant and blighted brownfield. This 55-acre former manufacturing site encompasses over 25% of the land mass of the municipality, and it is directly contiguous with the heart of downtown and the National Historic District; indeed, the Town Hall, Community Center, and Police Department have been using space in one of the old mobile home plant buildings since 2011. Other than these acres, the mountainous Boones Mill has no other land for future economic opportunity. The detailed revitalization plan and market study for this brownfield established with VDEQ support promises an exciting yet feasible reuse with an outdoor recreation destination resort, retail and affordable housing. But the challenge is more than a million dollars of brownfield contamination in the way.
- b. **Description of the Proposed Brownfield Site:** The site is an approximate 55-acre tract comprised of two contiguous parcels (Franklin County Parcels 3010008001 and 3010008000) located at 359 Boones Mill Road situated along the Maggodee Creek below a steep ridgeline. The property functioned as a timbering operation associated with the Mill for well over a century until the late 1950's, when the North American Homes mobile home manufacturer acquired the property for a manufacturing site, commenced full operation in 1967, and began disposing of waste material into an on-site construction and demolition debris (CDD) landfill in 1969, continuing production and disposal until the operations closed in 2007. Later, the Town worked with VDEQ to conduct ASTM-compliant Phase I Environmental Site Assessment and other due diligence, completed in January 2011, which enabled the Town to acquire the site in March 2011 for revitalization. A portion of the site with no environmental hazards was subdivided from the

property and redeveloped by the Town for its Town Hall & Community Center, and Police Department, with other buildings sold and transferred to commercial and manufacturing uses. As local officials sought to move the property toward redevelopment, another Phase I ESA was conducted in July 2016, followed by a Phase II ESA in November 2016.

More recently, VDEQ selected Boones Mill for support under the Virginia Brownfields Restoration & Economic Development Assistance Fund, and the aligned Virginia Brownfields Assistance Fund administered by the state's Virginia Economic Development Partnership. A team of highly-experienced brownfield environmental consultants, economic market consultants, and revitalization planning consultants joined with Boones Mill to renew the effort to tackle the challenges at this site. The environmental professionals at Wetlands Studies & Solutions, Inc. (WSSI) conducted a Phase I ESA in February 2025 which found recognized environmental conditions including the CDD landfill and a material threat of release to the eastern portion of the property associated with decomposition products that could potentially cause soil vapor or groundwater issues. In March 2025, WSSI conducted topographical and boundary surveys; and in May 2025 WSSI and TRC Company conducted a geophysical study to determine the extent and limits of buried waste which resulted in an estimated lateral boundary and depth profiles for such waste. In September 2025 WSSI conducted a Phase II ESA which resulted in determinations to rule out groundwater as a pathway to exposure, and that found no contaminants of potential concern with respect to potential soil vapor intrusion issues. However, the environmental professionals did recommend that areas of the site be delineated to limit inappropriate development in certain capped landfill areas that could instead be properly used for parking facilities or other future uses to protect the integrity of the landfill cap; to remove surficial debris and emergent wastes in eastern portions of the property; to designate an eastern portion of the property as a remediation waste management area for consolidation of debris and waste encountered during future site remediation; and then to reinforce the landfill cap with new fill material and protective cover in the eastern area.

Revitalization of the Target Area

- c. **Reuse Strategy and Alignment with Revitalization Plans:** Boones Mill likewise got backing from VDEQ to work with the community, local organizations, and expert consultants to create an exciting yet feasible revitalization plan for the brownfield site. Brownfield revitalization planners at Stromberg/Garrigan Associates (SGA) worked with the Urban Partners economic and market feasibility firm to identify reuses that would fit the site characteristics, remedial plans, and regional market. This reuse study took into account the award-winning Boones Mill 2040 Comprehensive Plan adopted in February 2023, which won a national "Impact Award" from the National Association of Development Officials (NADO) later that year. That Town Plan identifies priority initiatives for business development, infrastructure improvements, creation of new housing, preservation of historic buildings, and removal of blighted structures. Boones Mill 2040 has a central focus to redevelop this brownfield site, which is a "Designated Growth Area / Urban Growth Area" established under state code for mixed-use, traditional-neighborhood development. The revitalization plan for this brownfield likewise builds on the "Boones Mill Downtown Revitalization Plan", which took a major leap forward in February 2025 with the award of \$910,438 in two HUD CDBG funding awards through the Virginia Department of Housing and Community Development for streetscape and building façade upgrades. That project will boost the efforts of "eliminating blight, investing in local entrepreneurs and business development, highlighting the Town's natural assets, and improving connectivity" so that Boones Mill can "redevelop into an economic and cultural focal point for Franklin County and the surrounding region." This brownfield reuse will also complement the initiative, to be launched in mid-2026 with secured funding, to renovate the Town Hall, Community Center and Police Department, and improve the interior spaces of the existing facilities to better serve community placemaking. The brownfield reuse plan also took into account the preservation easement on the 5-acre "Maurice Turner Recreation Area" created on a portion of this target brownfield site, to ensure that future development complements this key natural asset of the town.

Building on these community plans and priorities, the brownfield revitalization plan sponsored by VDEQ included an economic and market facility study issued in October 2024, which found a market demand and opportunities for rental housing, an outdoor recreation and retail entertainment destination center, and a boutique hotel that would fit the site characteristics (the site is not in the floodplain BTW). The Town and consulting team held three public input sessions, one in September 2024 for public input on initial cleanup and reuse, a second public workshop in March 2025 to refine those plans, and a third in Winter 2026 to review final plans. These were collaborative community planning sessions on desired and beneficial approaches to redevelopment had robust involvement from the City Council and volunteer Town Planning Commissioners. Further the Town of Boones Mill collaborated with representatives from the West Piedmont Planning District Commission, the regional organization that organizes economic development and transportation planning. The reuse planning team and Boones Mill culminated this effort with a robust vision and action plan that contains site concept plans, infrastructure upgrade assessments, market feasibility findings, and future development renderings that meet the characteristics of the site and the needs and opportunities of the community. www.townofboonesmill.org/boones-mill-site-reuse-plan-and-market-study.

d. Outcome & Benefits of Reuse Strategy: With no space for new economic development in Boones Mill except for this brownfield site which covers more than 25% of our land area, the mixed-use economic development and affordable housing slated for the property is fundamental to this town’s future. Located between and in close proximity to both the popular Smith Mountain Lake and to America’s longest linear park, the 469-mile Blue Ridge Parkway, Boones Mill has tremendous outdoor recreation and heritage tourism potential, that can receive a major boost from the development of this brownfield site. With a reuse plan centered on the development of an “Adventure Mountain” tourism hub that is envisioned to include a spa, cabins, and boutique hotel, revitalization could bring major job creation and renewed municipal tax base to help recover from the loss of this major factory. The reuse plan created in 2025 with VDEQ support, once built and stabilized, predicts at mid-range estimates an increase up to 140 full time jobs, up to \$5.3 million in increased annual payroll, and up to \$450,000 in increased annual municipal property, sales, lodging, and meals tax revenues (more than doubling the Town’s annual budget), which could make a huge difference for municipal services, community investment, and quality of life for this small, rural population. The reuse plan also creates badly-needed rental housing that can be affordable for local families, as the Smith Mountain Lake area is producing seven-figure housing stock that is unreachable for many. This project will also enhance the 5-acre Maurice Turner Recreation Area with its spring-fed lake waterfront, pier, picnic pavilion and trail system, recently created on a portion of this brownfield with funding support from the Virginia Outdoors Foundation. Likewise, this project complements the adjacent National Historic District including the Boones Mill N&W Railway Depot located immediately adjacent to the brownfield, which was recently restored with U.S. DOT funding support, and the Town Hall & Community Center located on a clean portion of this former manufacturing site. That Community Center will include a new resilience hub for emergency shelter and services.

This brownfield revitalization project is planned to support community resilience by utilizing green infrastructure approaches to managing stormwater from the future development. The project will maintain and preserve a significant number of trees and native vegetation to reduce erosion, stormwater runoff and potential flooding at the nearby Maggoodee Creek, yet will also remove a difficult spread of invasive kudzu that has covered much of this site. The Adventure Mountain resort is planned to be primarily an aerial park that preserves and uses the existing forest canopy. While the Town cannot confirm specific development approaches until we confirm public-private developer partnerships when this project moves into reuse, our planning documents for this project and broader town revitalization call for the use of geothermal loops for heating and cooling, eco-friendly design appropriate for this outdoor recreation and natural area project, energy-efficient building construction, and rooftop solar deployments.

Strategy for Leveraging Resources

- e. **Resources Needed for Site Characterization:** The Town’s environmental professionals have conducted substantial and sufficient environmental investigations and site assessments (in addition to previous ESAs conducted in 2011 and 2016), using \$170,000 in resources from the VDEQ Brownfields Restoration & Economic Development Assistance Fund, and the VA Economic Development Partnership, as conveyed in the enclosed VDEQ letter. No further waste characterization is considered to be needed for remediation.
- f. **Resources Needed for Site Remediation:** Boones Mill is confident that the \$1.385 million in EPA Cleanup grant will be sufficient to cover the entire remediation cost, based on comprehensive consideration and cost estimation by our environmental professional and reuse consultant teams.
- g. **Resources Needed for Site Reuse:** Despite our Town’s small size, we have been very proactive and effective in securing federal, state, and philanthropic technical assistance and funding for a variety of sources, and we have a plan to do the same with this 55-acre downtown brownfield. While the Town will not be successful in securing reuse funding until the barrier of contamination is cleared with EPA help, our plans for redevelopment resources include:

Resource	Purpose	Expected Amount	Details
Virginia Department of Housing & Community Development	Reuse: To support development of commercial and affordable housing reuse	Up to \$1 million	VA DCHD is already an anchor investor in Boones Mill, for the “Downtown Revitalization” initiative underway now.
HUD Economic Development Initiative Grant	Reuse: For site development and incentives for private investment	Up to \$5 million	HUD EDI grants have been appropriated to dozens of brownfield revitalization projects across the nation since FY22, and the Town will work with its U.S. congressional delegation for this support in FY2027.
USDA Community Facilities Grant	Reuse: To support public infrastructure at the site	Up to \$1 million	USDA Community Facilities grants and loans, including congressionally-directed grants, support projects like this in rural communities of this size.
Land & Water Conservation Fund Grant	Reuse: For public park aspects of the revitalization	Average \$1 million	LWCF is the lead program for public park and outdoor recreation development in the nation, and this is an eligible site for LWCF funding.
U.S. Economic Development Administration Public Works & Economic Adjustment Assistance Grants	Reuse: For public & outdoor recreation infrastructure	Up to \$2 million	The EDA Reauthorization Act of 2024 specifically named outdoor recreation as a sector for EDA investment, and the Adventure Mountain aspects of this project are ready-made for such EDA investment.
Virginia Outdoors Foundation	Reuse: For Adventure Mountain components	Up to \$300,000	The Virginia Outdoors Foundation was an early investor in this site, funding the Maurice Turner Rec Area.
Other foundations	Reuse: For site development and amenities	Depends on project and foundation	Funders who contribute to these types of projects in this region include the Dominion Energy Charitable Foundation, and the Norfolk Southern Foundation.
Private sector partnership	Reuse: For hotel, resort & housing developments	Balance of project	While grants & public assistance primes this pump, this revitalization will take place only with private developer investment, which the EPA grant will catalyze.

- h. Use of Existing Infrastructure:** This project is in the eastern part of downtown Boones Mill, 500 feet from the town's main street, alongside the rail line through the center of the community, adjacent to the historic-and-now-restored Railway Depot, and on its main waterbody the Maggodee Creek. The site is just 1000 feet from U.S. Route 220, the major north-south connector that connects North Carolina through Virginia to the West Virginia state line, which was earlier part of the Great Wagon Road that was the principal route opening the American south (and the path for indigenous peoples before that). The Town Hall, Community Center, and Police Department (which are about to undergo a major renovation and improvement project) are on the site. There is existing access into the site for future reuse, on Digby Green Road. This site provides access for local people and visitors on some of our founding American infrastructure, which is adequate to serve the site for its intended reuse. While internal site infrastructure must be upgraded for the intended revitalization, that can be achieved with the resources listed immediately above.

(2) COMMUNITY NEED & COMMUNITY ENGAGEMENT

Community Need

- a. The Community's Need for Funding:** A town of 259 people with only 100 households (and a shrinking and aging population), with an annual municipal budget of \$379,893 (2025-2026) cannot, on its own, fund a \$1.385 million brownfield cleanup, even though this site is so critical to our future. That cleanup cost is 347% of the annual budget. With a limited small businesses base within municipal boundaries, annual tax revenues from businesses is only about \$75,000 annually, a number that could drastically increase when the vision for development of this proposed brownfield is achieved. The total positive assets of the Town of Boones Mill – including its land, buildings, equipment, and machinery – is about \$1.6 million. EPA funding is needed.
- b. Health or Welfare of Sensitive Populations:** The Boones Mill community has a median age of 51.5 years, which is 20 percent higher than the Roanoke VA Metropolitan Area, and 1.3 times higher than the median age in Virginia. Older adults are a sensitive population with increased vulnerability to hazardous substances, with age-related declines in respiratory and metabolic function combined with a higher prevalence of chronic health conditions. Although town-level data for pregnancy rates is not available, rural Franklin County has maternal and infant health outcomes that align with statewide levels and show significant public health importance of eliminating pathways to toxic exposure, with a VA teen birth rate of 10.9 births per 1,000, pre-term birthweight levels at ~9.8% of live births, and low birthweight births at ~8.4%. Cleanup of the abandoned construction, demolition, and debris landfill and its petroleum contamination will reduce environmental health risks for sensitive populations in Boones Mill, including elderly residents and rural households with limited access to health and recreational resources. Redevelopment of the site as an outdoor park and recreation area will provide accessible green space that supports physical activity, social interaction, and overall well-being in a small rural community. The proposed cleanup and reuse will also raise local revenues and resources, which can correlate to better health outcomes, and improve quality for under-resourced populations.
- c. Greater Than Normal Incidence of Disease and Adverse Health Conditions:** The entire population of Boones Mill is in the target area, as the brownfield property encompasses more than a quarter of the community's land, and is in the center of town. While town-level disease data is not available, Franklin County where this project is located fares poorly on adverse health conditions, with respiratory mortality 35% higher than Virginia state levels, higher cancer incidence than state levels, and with 45% of the county ranking as having inadequate access to population health resources. Transforming a long-dead manufacturing site with a landfill with hazardous and petroleum contamination constituents above state standards, into a health and recreation destination, will help improve these health conditions for a vulnerable population.
- d. Economically Impoverished / Disproportionally Impacted Populations:** With a population that has shrunk by 5.5% over the past decade and that is greying, resources for local families can be scarce. The per capital income and median household income levels for the people of Boones Mill is below national levels, and at about 80% of the state's PCI and MHI levels.

Community Engagement

e/f. Project Involvement & Project Roles:

Organization	Mission	Contact	Role & Involvement
Town of Boones Mill's Council, Planning Commission & Staff	Local government leading this project.	B. T. Fitzpatrick III, Town Manager, Fitzpatrick@townofboonesmill.org	Community engagement Coordinate VDEQ & consultant teams Funds leveraging
Boones Mill Economic Development Corporation	Public economic development corporation	Jim Humphrey, Chair of EDC, [REDACTED]	Will lead private developer recruitment, planning and project implementation
Virginia DEQ Brownfields Office	State VRP; lead for Brownfields Restoration & Economic Development Assistance Fund	Karen Weber, Brownfields Coordinator, Karen.Weber@deq.virginia.gov	Coordinate site VRP remediation Provide technical assistance and funding for assessments & reuse plans Deploy consulting teams
West Virginia Brownfields Assistance Center	EPA Region 3 TAB center	Carrie Staton, Carrie.Staton@mail.wvu.edu	WVU TAB is already engaged, and will continue to advise Boones Mill throughout remediation & revitalization process.
Maggodee Creek Collective	Community group leading inclusive events to build connections, support local businesses & artisans, and promote environmental stewardship	Mike Meredith, Chairman (and also a Franklin County Commissioner) 24065events@gmail.com	Provide input on housing, recreation, and amenities for this future brownfield reuse, and to promote connections to the rest of downtown and the community.
Wetlands Studies & Solutions, Inc.	Environmental professional firm, procured under 2 CFR 200 standards	Jeffrey Fisher, JFisher@Wetlands.com	Led Phase 1, Phase II, ABCA, remedial planning, and cost estimation for this project.
Stromberg/Garrigan Associates	Community planning and reuse firm, competitively procured under 2 CFR 200 standards	Tim Stromberg, tstromberg@s-ga.com	Coordinating land and reuse planning for site, with subcontractors Urban Partners (for market feasibility) and Sustainable Strategies DC (for resource roadmapping strategies)

g. Incorporating Community Input: Boones Mill is a town where each and every member can be engaged, involved, heard and respected for their views on progress for the community. Town and project leadership will continue its robust efforts at community engagement through a monthly digital newsletter, our “You Spoke, We Listened” information summary series, a high-information Town website (www.townofboonesmill.org/boones-mill-site-reuse-plan-and-market-study) that

will be updated twice-monthly during remediation and redevelopment, the Town’s Facebook and Instagram pages; and quarterly public meetings held in-person in Town Hall (on the brownfield site!) and virtually via Zoom with recordings posted on the Town web site. Further, the Town will partner with local organizations for co-hosted events to broaden participation, with on-site informational and interpretive signage during the redevelopment process, and interactive tools including virtual polls and surveys on design and implementation proposals for the public-private partnership that implements the reuse plan. The Town has already been, and will continue, to solicit and respond to community input on this revitalization project, with a dedicated email, dedicated phone line, and standard 48-hour response time.

(3) TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Cleanup Plan: The process will begin by entering the site into the Virginia DEQ’s Voluntary Remediation Program. Using geotechnical probes, survey, and analysis, the procured QEP and remediation contractors will define the boundaries of the CDD landfill areas, and tie future redevelopment uses to these limited areas both through project design and ultimately with institutional controls such as zoning and deed restrictions to prevent inappropriate future development, depending on the VDEQ VRP remedial action workplan. Note that the Town already monitors and maintains compliance with the CDD landfill, and has the capacity to continue under any VDEQ-required institutional controls. The eastern area of the landfill will be designated a remediation waste management unit, so that any emergent debris or waste can be consolidated at that area during the overall remediation progress of the full site. Such consolidation of materials will ensure that no wastes that violate state contamination standards are deployed on site, although our environmental investigations thus far do not expect any need for off-site transport or disposal of contaminated materials. Surficial debris and wastes will be removed from the entire CDD landfill areas, and deposited in the waste management unit. This will require the removal of extensive overgrown kudzu for remediation to take place. Then, the landfill cap area will be reinforced with new clean fill material and/or surface parking or vehicle circulation facilities to support future uses. Boundary fencing or other delineating markers will be installed around the waste management unit.

This remedial plan is fully consistent with the reuse plan, and allows a large percentage of the property to be reused without engaging in large-scale earthwork and hauling operations. No groundwater remediation or soil vapor mitigation is expected or required. This remedial plan, preferred and recommended in the ABCA after community engagement and input, will require significant involvement by procured environmental professionals, engineers and permitting experts, and remedial construction contractors.

b, c, d & e. Project Implementation:

Boones Mill Adventure Mountain Brownfields Cleanup	
Task 1 – Programmatic Management: Boones Mill, led by the Town/Project Manager, will be responsible for programmatic oversight throughout the project. The Project Manager will oversee the process to ensure selection of a Qualified Environmental Professional (QEP) and Grant Manager, by competitive RFQ. The QEP will assist also the Project Manager in competitively procuring a remediation contractor to complete cleanup activities. The project team, consisting of the Project Manager, QEP, and remediation contractor, will have regular meetings for the remainder of the period of performance to ensure the project remains on schedule and within budget.	
i. Anticipated Schedule: Start October 1, 2026, through entire Grant Term	
ii. Task/Activity Lead(s): Project Manager and QEP	
iii. Outputs: Project Manager competitively procures QEP and Grant Manager; Project Kick-off Meeting; Monthly Project Update Meetings; 2 sets of annual and DBE reports; one Closeout Report.	
Task 2 – Enroll in & Move Site through VDEQ Voluntary Remediation Program: QEP will work with Project Manager to enroll site in VDEQ VRP, and conduct VRP process.	

i. Anticipated Schedule: Months 2 through 26
ii. Task/Activity Lead(s): QEP with VDEQ officials
iii. Output: Site enrolled in VDEQ VRP; certificate of completion at end of cleanup
Task 3 – Health & Safety Plan: The QEP will oversee development of a HASP in accordance with relevant OSHA guidelines to ensure that all work by the Remediation Contractor and their subcontractors is done in a manner that protects on-site workers and the public.
i. Anticipated Schedule: Month 3
ii. Task/Activity Lead(s): QEP
iii. Output: Site Specific HASP
Task 4 – Procurement of Remediation Contractor: Project Manager, assisted by QEP, will manage procurement process in accordance with applicable local, state, and federal laws and regulations. QEP will prepare project-specific bid specifications and bid documents, oversee mandatory pre-bid site meeting, provide written answers to written questions from bidders, evaluate and rank bids received, and present professional opinions regarding bid scopes and costs to Project Manager for consideration and selection of Remediation Contractor.
i. Anticipated Schedule: Months 4 - 6
ii. Task/Activity Lead(s): Project Manager and QEP
iii. Outputs: Public Meeting; Bid Specifications/Bid Documents; Public Bid Announcement (Request for Bids)/ Pre-bid meeting log and notes, Bidder Questions and Answer Documents, Award of Contract
Task 5 – Removal of Soil and Other Debris: Selected remediation contractor with QEP will be responsible for (a) clearing, grubbing, and kudzu removal for remedial area; (b) landfill geotechnical and survey investigation and analysis; (c) Landfill cap and RWMU design and permitting; (d) surficial waste removal and consolidation; (e) cap reinforcement/fill and soil stabilization; (f) fencing and delineation of RWMU; (g) worker safety and protection protocols; (h) provision of financial assurance; and (i) adherence to all bid specifications. QEP will provide field oversight, ensure all bid requirements are satisfied, review contractor invoices, review change orders, and act as owner representative throughout the contracted work. At conclusion of work, QEP will create contract closeout documents for execution by owner and contractor.
i. Anticipated Schedule: Months 7-22
ii. Task/Activity Lead(s): QEP, Remediation Contractor, and Project Manager
iii. Outputs: Survey & Geotechnical Design; Consolidated and capped waste and debris; Fenced/protected remedial waste unit facility.
Task 6 – Project Closure Report & Regulatory Coordination: At conclusion of project, QEP will create project closure report that documents remediation activities conducted, and gains DEQ VRP completion. Report will be retained by Project Manager and shared with VDEQ to document remediation of waste at the property. QEP will finalize all intuitional controls, deed restrictions, and environmental costs.
i. Anticipated Schedule: Months 23-26
ii. Task/Activity Lead(s): QEP, Project Manager
iii. Outputs: Project Closure/Regulatory Coordination, VRP Certificate of Completion

f. Cost Estimates:

Budget Categories	Project Tasks					Total
	Programmatic Management including VRP	Health & Safety Plan	Procurement - Remediation Contractor	Construction/ Design of Remediation	Project Closure Report/Regulatory Coordination	
Personnel	\$20,000	-	-	-	-	\$20,000
Fringe	-	-	-	-	-	-
Travel	\$2,000	-	-	-	-	\$2,000
Equipment	-	-	-	-	-	-
Supplies	-	-	-	-	-	-
Contractual	-	\$7,000	\$5,000	\$245,000	\$90,000	\$347,000
Construction	-	-	-	\$1,016,000	-	\$1,016,000
Other	-	-	-	-	-	-
Total Direct	\$22,000	\$7,000	\$5,000	\$1,261,000	\$25,000	\$1,385,000
Indirect Costs	-	-	-	-	-	-
Total Budget	\$22,000	\$7,000	\$5,000	\$1,261,000	\$115,000	\$1,385,000

Personnel: This covers 10% of one FTE over 24 months (416 hours) for Town Manager B.T. Fitzpatrick, who will spend significant time leading and managing this project, at \$48/hour.

Fringe & Indirect: are waived for this grant application, to keep funding focused on remediation.

Travel: One trip by driving from Boones Mill to Staunton, VA, one night lodging, conference registration fee and associated per diem expenses for Virginia State Brownfields Conference 2026 (\$533 total); and one round trip flight between Roanoke-Blacksburg Airport with driving to airport and airport parking, four nights lodging, conference registration fee, and associated per diem for EPA 2027 National Brownfields Training Conference in Salt Lake City UT (\$1,402 total)

Contractual: The procured QEP will develop the health and safety plan for a lump sum price of \$7,000, handle tasks for procurement of the remediation contractor(s) for a lump sum \$5,000, and handle various management tasks and manage moving the site through the VDEQ VRP until certificate of completion is obtained, for the lump sum \$90,000. The QEP will also lead geophysical investigations, analysis, and a survey for landfill delineation for a lump sum \$70,000; and design, engineer and permit the remedial waste management unit and landfill cap upgrades for a lump sum of \$175,000.

Construction: The procured remediation construction contractor will clear and grub the site a per-acre unit price of \$15,000 for 10 acres totaling \$150,000; conduct surficial waste and debris removal and consolidation for a lump sum of \$60,000; upgrade the landfill cap and conduct soil stabilization tasks at the cost of \$85 per cubic yard for 5,000 CY totaling \$425,000; and install 1,500 linear feet of fencing or other waste management unit delineation at \$60/LF totaling \$90,000.

- g. Plan to Measure and Evaluate Environmental Progress & Results:** The Project Manager, working closely with the QEP, will systematically track progress to ensure that project outputs and outcomes are accurately tracked, analyzed, and reported. Internal and/or consultant project management software will be used to confirm that the New American Homes cleanup activities are moving along, and that project outputs and outcomes are being achieved. Output and outcome data will be routinely entered into ACRES. The project team will ensure that the project is meeting its schedule milestones and actions will be taken to correct and steer lack of progress.

(4) PROGRAMMATIC CAPABILITY & PAST PERFORMANCE

Programmatic Capability

- a & b Organizational Structure & Description of Key Staff:** We will say it again, Boones Mill punches above its weight, as demonstrated by the major progress accomplished in acquiring this brownfield site with proper All Appropriate Inquiries, securing major support from VDEQ to conduct full environmental investigation and create a bold reuse plan, and securing large grants from the VA Department of Housing

and Community Development and philanthropy for our Downtown Revitalization Plan, Town Hall & Community Center upgrade, award-winning 2040 Comprehensive Plan, Maurice Turner Recreational Area development, and National Historic District program. We have solid capacity to procure and manage contractors on community revitalization. Yet this small, rural town will not be able to complete this project without outside funding to procure qualified environmental professionals and project managers, who will oversee the procurement and work of remedial construction contractors to conduct a cleanup supervised by our close allies in the Virginia DEQ brownfields program. The project will be managed primarily by Town Manager B.T. Fitzpatrick, who brings over 28 years of experience in local government and community planning. Mr. Fitzpatrick has a degree from Virginia Tech in Public & Urban Affairs, and former roles for the City of Roanoke, including on the City's Brownfield Team, and as a Planner for a planning, architecture & historic preservation firm in the region.

- c. **Acquiring Additional Resources:** While Boones Mill does not intend to use any subrecipients, we will certainly be procuring contractors to conduct this project, including a QEP for remedial design and oversight of construction cleanup, and a remedial construction contractor. The Town also intends to use contracted consultants on revitalization planning and resource leveraging, but will not use EPA funds on those tasks. And while the consultant teams working now with Boones Mill under VDEQ support are some of the top brownfields and community revitalization consultants in the nation, Boones Mill intends to fully and competitively procure consultant and contractor support for implementation of the EPA Brownfield Cleanup grant in a manner compliant with local, state, and federal 2 CFR 200, U.S. EPA, and other requirements.

Past Performance & Accomplishments – Boones Mill has secured and deployed other federal and state grant resources and financial assistance agreements, and thus describe item (e) from the NOFO:

Purpose & Accomplishments:

- (1) The Town secured \$50,000 in **HUD Community Development Block Grant funding** via the VA Department of Housing & Community Development for its “Downtown Revitalization Plan”, which we used to engage with the public, local organizations, and small businesses to create a strategy to address blight and upgrade downtown buildings. That successful plan enabled Boones Mill to secure an additional \$860,000 in CDBG grant funds to implement the blight elimination and downtown building upgrade plan, which is underway now. These projects are being organized and delivered by Town Manager Fitzpatrick on time, on budget, compliant with federal requirements, and in a way that is making a meaningful difference for the community. Have you ever managed a HUD grant (it's some effort)? We are fully meeting requirements and expectations for workplan development and implementation, schedules, terms & conditions, and reporting.
- (2) The Town used federal **American Rescue Plan Act** funds to install a needed sprinkler system in the main building. The Town is using FEMA/VDEM funding to deploy a generator to allow the building to be used as a resilience hub with a warming/cooling shelter during weather events, natural disasters, and power outages in town. The Town, with funding sourced by the USDA Community Facilities Program, is now underway building a new 3,600 square-foot facility, and the installation of 2nd floor water, HVAC, and restrooms in the main building. One other benefit of the project is that the police department will, for the first time, have a secure police facility that meets International Association of Chiefs of Police and Virginia Department of Criminal Justice Services standards. These projects are being organized and delivered by Town Manager Fitzpatrick on time, on budget, compliant with federal requirements, and in a way that is making a meaningful difference for the community. We are fully meeting requirements and expectations for workplan development and implementation, schedules, terms & conditions, and reporting.

Let's partner on this exciting project EPA –Together We Will!



U.S. EPA FY26 Brownfield Cleanup Grant
Application for the Town of Boones Mill, VA
Documentation of Leverage

The Virginia Department of Environmental Quality has joined with the Virginia Economic Development Partnership to provide \$170,000 in “Virginia Brownfields Restoration & Economic Development Assistance Fund” and “Virginia Brownfields Assistance Fund” grants to the Town of Boones Mill to advance this project, as indicated in the attached VDEQ letter.

U.S. EPA FY26 Brownfield Cleanup Grant
Application for the Town of Boones Mill, VA
Threshold Criteria

Name of Applicant: Town of Boones Mill, VA

1. Applicant Eligibility:

(a) Incorporated in 1927, the Town of Boones Mill, VA is a municipal unit of local government established under the laws of the Commonwealth of Virginia that is eligible for EPA Cleanup Grant funding.

(b) The Town of Boones Mill is not a 501(c)(4).

2. Previously Awarded Cleanup Grants: Neither the Town of Boones Mill nor this site has previously received a U.S. EPA Brownfields Cleanup Grant.

3. Expenditure of Existing Multipurpose Grant Funds: Boones Mill does not have an open U.S. EPA Brownfields Multipurpose Grant.

4. Site Ownership: The Town of Boones Mill, VA is the sole, fee simple owner of this 55.15-acre site (Franklin County Tax Parcel # 3010008001) seeking U.S. EPA Cleanup Grant funding. Boones Mill acquired the site on March 29, 2011, and affirms that it intends to maintain ownership of the site for the duration of the time in which Brownfields Cleanup Grant funds will be disbursed for the cleanup of the site.

5. Basic Site Information:

(a) **Site Name:** North American Housing property

(b) **Address:** 359 Boones Mill Road, Boones Mill, VA 24065-1110, Franklin County Tax Parcel #3010008001.

6. Status and History of Contamination at the Site:

(a) **Contaminants:** The site is contaminated predominantly by hazardous substances.

(b) **Operational History and Current Use:** The property functioned as a timbering operation associated with the historic mill for well over a century until the late 1950's, when the North American Housing, a mobile home manufacturer, acquired the property for a manufacturing site, commenced full operation in 1967, and began disposing of waste material into an unregulated on-site construction and demolition debris (CDD) landfill in 1969, continuing production and disposal until the operations closed in 2007. In 2007, the company capped the CDD landfill, under Virginia DEQ oversight. After All Appropriate Inquiries, the Town of Boones Mill acquired the entire site on March 29, 2011. Since then, the Town has developed portions of the site that do not have pollutants or recognized environmental conditions with development including: This town subdivided the land to

produce a parcel that now include a Town Hall & Community Center, a Police Department, and commercial uses housed in former buildings of the North American Housing company. The target site also contains the 5-acre Maurice Turner Recreational Area which includes a lake, dock, picnic pavilion, and trail system. The remainder of the 55.15-acre property is vacant, abandoned, and blighted, with approximately 10 acres constituting the CDD landfill from the previous owner and mobile home manufacturing company.

(c) **Environmental Concerns:** Based Phase I environmental site assessments conducted in 2011, 2016, and 2025, plus a Phase II environmental site assessment conducted in 2025, the Town of Boones Mill has determined that there are known hazardous substances at the site including construction debris and materials associated with an unregulated and closed Construction and Demolition Debris landfill. While the CDD landfill is capped and closed, surficial debris and materials remain across the entire site, and eastern portions of the CDD landfill need upgrading and reinforcement to prevent emergence of materials and wastes.

(d) **How the Site Became Contaminated:** These hazardous substances are the result of the 40-year operation of the previous owner, the North American Housing mobile home manufacturing company, including that company's on-site construction and demolition debris landfill which covers an area of approximately 10-acres on this 55.15-acre site.

7. **Brownfields Site Definition:** The North American Housing property is a "Brownfield" under CERCLA Section 101(39) as determined by the Virginia Department of Environmental Quality. The site is not listed or proposed for listing on the National Priorities List; is not subject to any unilateral administrative orders, consent orders, administrative orders on consent, or judicial consent decrees issued to or entered into parties under CERCLA or any other law, regulation or judicial process; and is not subject to the jurisdiction, custody or control of the U.S. government.

8. **Environmental Assessment Required for Cleanup Grant Applications:** The Town of Boones Mill worked with the Virginia Department of Environmental Quality and the qualified environmental professional firm Hurt & Proffit to conduct and prepare an ASTM Phase I Environmental Assessment dated January 1, 2011, which complied with ASTM Practice E 1527-05 standards; this was completed prior to the Town's acquisition of this property March 29, 2011.

The qualified environmental professional firm Simon & Associates conducted another Phase I environmental site assessment for portions of the property, under ASTM Practice E 1527-13 standards, dated July 27, 2016, on behalf of the organization Virginia Community Capital. That same firm conducted a limited Phase II environmental site assessment, dated November 2, 2016.

More recently, the Town of Boones Mill worked with the Virginia Department of Environmental Quality to retain the qualified environmental professional firm Wetlands Studies & Solutions (WSSI). WSSI conducted a Phase I ESA in February 2025 which found recognized environmental conditions including a Construction and Demolition Debris landfill, and a material threat of release to the eastern portion of that landfill associated with decomposition products that could potentially cause soil vapor or groundwater issues. In March 2025, WSSI conducted topographical and boundary surveys. In May 2025 WSSI and TRC Company conducted a geophysical study to determine the extent and limits of buried

waste which resulted in an estimated lateral boundary and depth profiles for such waste.

In WSSI conducted a **Phase II Environmental Site Assessment** dated September 2025 under ASTM E-190319 standards. That Phase II ESA determined that there were no recognized environmental conditions or pathways to exposure associated with groundwater, and no contaminants of potential concern with respect to potential soil vapor intrusion issues. However, the environmental professionals did recommend that areas of the site be delineated to limit inappropriate development in certain capped landfill areas that could instead be properly used for parking facilities or other future uses to protect the integrity of the landfill cap; to remove surficial debris and emergent wastes in eastern portions of the landfill; to designate an eastern portion of the property as a remediation waste management area for consolidation of debris and waste encountered during future site remediation; and then to reinforce the landfill cap with new clean fill material in the eastern area.

9. **Site Characterization:** The applicant Boones Mill is not a State or Tribal Environmental Authority, this site is eligible to be enrolled in the Virginia Department of Environmental Quality Brownfields Voluntary Response Program, and the Town intends to enroll the site in the VDEQ VRP as soon as EPA funding is awarded and available. This is all confirmed in the enclosed letter from the Brownfields Coordinator for VDEQ. That letter also confirms that “[B]ased upon the environmental site assessment performed to date and information provided by the applicant, the DEQ oversight program concurs that the site has had a sufficient level of site characterization for the remediation work to begin.”
10. **Enforcement or Other Actions:** There are no known ongoing or anticipated environmental enforcement or other actions related to the North American Housing site in Boones Mill, VA.
11. **Sites Requiring a Property-Specific Determination:** The North American Housing brownfield site does not require a property specific determination from U.S. EPA to be fundable with this Cleanup grant.
12. **Threshold Criteria Related to CERCLA/Petroleum Liability:** The North American Housing brownfield site is contaminated with hazardous substances.

Pursuant to CERCLA Section 104(k)(3)(E), the Town of Boones Mill, VA is eligible for U.S. EPA Brownfield Cleanup grant funding under bona fide prospective purchaser liability protection, as follows:

- (a) **Information on Property Acquisition:** The 55.15-acre parcel comprising the North American Housing brownfield property were acquired by negotiated purchase from the previous, private company owner “Champion Home Builders, Inc.”, and deeded to the Town of Boones Mill, VA on March 29, 2011, with a purchase price of \$350,000. The Town of Boones Mill has fee simple ownership and is the sole owner of the parcel that comprises the site. The Town of Boones Mill affirms that there are no familial, contractual, corporate, or financial relationships or affiliations with the prior owners, operators, or other potentially responsible parties for the property.
- (b) **Pre-Purchase Inquiry:** A Phase I Environmental Site Assessment (ESA) was completed at the North American Housing Site by the qualified environmental professional firm Hurt & Proffitt on January 1, 2011, for the Town of Boones Mill. The Phase I ESA was conducted

in conformance with the scope and limitations of ASTM Standard E 1527-05 and consistent with the All-Appropriate Inquiries Final Rule at 40 Code of Federal Regulations (CFR) Part 12. This Phase I ESA report was signed by professional geologists Mr. Brock D. Jones, with graduate and post-graduate degrees in Environmental Geology from Ohio University, and 15 years of relevant environmental professional experience (at that time). This Phase I was completed less than 180 days prior to the date the Town of Boones Mill acquired the North American Housing site on March 29, 2011.

(c) Timing and /or Contribution Towards Hazardous Substance Disposal: Disposal of hazardous substances at the North American Housing site all took place before 2008, and did not occur after the Town of Boones Mill acquired the property on March 29, 2011. The Town of Boones Mill affirms it has not caused or contributed to any release of hazardous substances at the North American Housing site at any time, including not since March 29, 2011. The Town of Boones Mill affirms it has not, at any time before, on or since March 29, 2011 at the North American Housing site, ever arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site.

(d) Post-Acquisition Uses: A 5-acre portion of the 55.15-acre site on an area without any recognized environmental conditions, has been utilized for the “Maurice Turner Recreation Area”, a municipal park with a small lake, pier, picnic shelter, and trail system. As a condition for receiving funding from the Virginia Outdoors Foundation for these facilities, the Town has placed a permanent conservation easement on the site. The remainder of the property, including areas with recognized environmental concerns, has been vacant since 2007.

(e) Continuing Obligations: Since taking ownership of the site in 2011, the Town of Boones Mill has conducted no activities at the site that would disturb or exacerbate the existing conditions. To prevent any threatened future release of containments, the Town has removed scrap piles and debris on ground surfaces and disposed of this non-hazardous debris offsite. The Town of Boones Mill is not aware of the risk of any releases or threatened releases on the site, except for the deterioration of the former CDD landfill cap, which this grant will address in the remedial construction. The Town of Boones Mill affirms that it is complying with land use restriction, and not impeding the effectiveness and integrity of institutional controls. While there have been no occurrences or need for further access for cleanup, no need for notice to regulatory authorities, nor any information requests or administrative subpoenas associated with the North American Housing site, the Town certainly would comply with and assist any such requirements or requests.

13. Cleanup Authority and Oversight Structure:

(a) Site Cleanup Oversight: The Town of Boones Mill, led by the project manager/Town Manager, will be responsible for programmatic oversight throughout the project. The Project Manager will procure a Qualified Environmental Professional (QEP) through a competitive bid process. The QEP will assist the Project Manager in competitively procuring a remediation contractor to complete cleanup activities. Following procurement, an initial meeting will be held to kick off the project. The project team, consisting of the Project Manager, QEP, and remediation contractor, will collaborate with U.S. EPA OBLR, the Virginia Department of Environmental Quality, and the WV

Brownfields Assistance Center / EPA Region 3 TAB center, to ensure effective implementation and oversight of the North American Housing brownfield cleanup.

(b) Enrollment in State Response Program: The Town of Boones Mill intends to enroll this site in the Virginia Department of Environmental Quality’s Brownfield Voluntary Remediation Program, as soon as EPA funding is awarded and available. Boones Mill has already been in full discussion with Virginia DEQ Brownfield officials throughout this process, and the parties have confirmed this VRP plan.

14. Community Notification: The greater Boones Mill community was given full notice and the opportunity to comment on the brownfield project, grant draft, and draft ABCQ, from the dates beginning on January 6, 2025, and ending on January 27, 2026 when this grant was submitted. The Town also held a Community Meeting on January 13, 2026 to discuss the application and take comments.

(a) Draft Analysis of Brownfields Cleanup Alternatives: A full and comprehensive draft ABCA was made available starting January 6, 2026 and presented at the community meeting held on January 13, 2026, with notice was to the public that the ABCA could be made available to anyone upon request as soon as the initial notice was provided. No parties requested the ABCA in advance of the public meeting.

(b) Community Notification Ad: The Community Notification Ad, which was published on January 6, 2026 via the Town of Boone’s Hill Facebook page (screenshot enclosed), and via the local newspaper of record the Cardinal News on January 8, 2026, as well as on the Town’s website, which is over two full weeks before the January 27, 2026 submission of this grant application to U.S. EPA.

➤ **Public Meeting:** A public meeting to discuss the draft application and consider public comments prior to the submittal of this application was held at 6:00pm on January 13, 2027. This meeting was held at Town Hall, located at 77 Jacob Boon Lane in Boones Mill. No people attended or commented at this public meeting.

➤ **Submission of Community Notification Documents:** see attached supporting documents including the draft ABCA, copy of the newspaper ad and Facebook post regarding public comment and a public meeting, a statement that no public comments were received and thus there are no responses from the Town to such comments, and a statement that a public meeting sign-up sheet is not included in this application because there were no attendees at that public meeting.

15. Contractors and Named Subrecipients

Contractor: N/A

Subrecipient: N/A



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 23, 2026

B.T. Fitzpatrick III
Town Manager
77 Jacob Boon Lane
Boones Mill, Virginia 24065

VIA ELECTRONIC MAIL

Subject: Acknowledgement and VRP Eligibility – Boones Mill
FY2026 USEPA Brownfield Cleanup Grant
EPA-I-OLEM-OBLR-25-07

Dear Mr. Fitzpatrick,

The Virginia Department of Environmental Quality (DEQ) acknowledges that the Town of Boones Mill, Virginia plans to conduct the cleanup of a brownfield site and is applying for an FY26 EPA Brownfields Cleanup Grant.

Boones Mill has developed an application requesting site-specific federal Brownfields Cleanup funding for the Town owned property located at 359 Boones Mill Road, Boones Mill, VA 24065 and includes Parcel ID 3010008001. DEQ has been actively involved in the assessment and planning efforts related to this site. Using DEQ's Community-wide Assessment Grant for States and Tribes and supplemental 128(a) funding awarded to DEQ, a Phase I ESA, Phase II ESA, Risk Assessment, Geophysical Evaluation, and Conceptual Site Planning was completed for the site. Based on data collected an Analysis of Brownfields Cleanup Alternatives (ABCA) was developed for the site.

Virginia DEQ affirms that:

- i. Boones Mill will request DEQ oversight for the site;
- ii. The site is eligible to be overseen by a DEQ's Voluntary Remediation Program (VRP); and

Acknowledgement and VRP Eligibility – Boones Mill
FY26 EPA Brownfield Cleanup Grant
EPA-I-OLEM-OBLR-25-07

- iii. Based upon the environmental site assessment performed to date and information provided by the applicant, the DEQ oversight program concurs that the site has had a sufficient level of site characterization for the remediation work to begin.

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

Sincerely,

Karen Weber, P.G.
Brownfields Coordinator

cc: Cortney Marquette – DEQ-CO