

Application Information Sheet

1. Applicant Identification

Town of Blackstone
100 W. Elm Street, Blackstone, Virginia 23824

2. Website URL

www.townofblackstoneva.com

3. Funding Requested

- a. Multipurpose
- b. \$100,000

4. Location

Town of Blackstone

5. Target Area and Priority Site Information

The target area is located on Main Street in the downtown historic district of Blackstone, Virginia. Please see attachment I for additional information.

6. Contacts

- a) Project Director:

Philip Vannoorbeeck- Town Manager

100 W. Elm Street
Blackstone, Virginia, 23824
(434) 292-7251
philipv@townofblackstoneva.com

- b) Chief Executive:

Lafayette Dickens- Mayor
100 W. Elm Street
Blackstone, Virginia, 23824
(434) 292-7251



7. Population

According to the 2020 Decennial Census, the population of Blackstone, Virginia, is 3,352.

8. Other Factors

Description	Page #
Community population is 15,000 or less.	2
The reuse of the property site will incorporate energy efficiency measures	Attachment (<i>Feasibility Study</i>)
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	
At least 20% of the overall project budget will be spent on lead based paint remediation	Attachment (<i>Executive Summary of Asbestos and Lead Paint/ Cost Estimate</i>)
Threshold Criteria Response	1

9. Letter from the State or Tribal Environmental Authority

Not applicable

10. Releasing Copies of Applications

Not Applicable

Phase II: Lead-Based Paint Remediation (Dillard Crawley Building)

114 S. Main Street, Blackstone, Virginia 23824 | Town of Blackstone

FY26 Guidelines for Brownfield Multipurpose (MP) Grants*Project Narrative*

December 16, 2025

1) Project Description

The project entails the acquisition, renovation, and redevelopment of the property aforementioned above, to prevent further deterioration.

In May 2025, the local government acquired ownership of the property through the exercise of eminent domain. The Town plans to stabilize the property with the intention of partnering with a developer to develop a property focused on housing and retail.

A developer will establish a mixed-use model, comprised of 20% market-rate housing and 80% retail space. Additionally, there will be ongoing discussions between the developer and local higher education institutions concerning housing provisions for students enrolled in hospitality programs at two Historically Black Colleges and Universities (HBCUs) through the Harris Memorial Multi-Purpose & Hospitality Training Center, thereby fostering local workforce development and retention.

Due to the size and cost of the property's renovations, work will be completed in three phases. Phase I, which commenced in May 2025, had the key purpose of acquiring the property through the exercise of eminent domain, prioritizing the abatement of asbestos. Phase II will focus on the abatement of lead-based paint, alongside the stabilization of the property, with a specific focus on the roof, to rectify all fire and safety code violations. Following the initial stabilization phase, the Town plans to collaborate with a developer to create a mixed-use building. This development will include commercial spaces on the ground level and market-rate housing tailored for both individuals and students. This initiative aims to enhance workforce retention, boost economic growth, and eliminate blight in the heart of the historic downtown Main Street district.

2) Project Goals, Outputs, and Outcomes

The MP grant funding will be used for phase II and will include abatement of lead-based paint at the property. An Environmental Report conducted in 2025, along with a preliminary follow-up assessment by a licensed environmental consultant, has identified the presence of lead-based paint in various sections of the building that require remediation.

Additionally, MP grant funding to support Phase II ensures that the Town is well-equipped to proceed with Phase III and to engage in collaborative efforts to support future developments that aim to enhance workforce initiatives, expand housing options, and further increase revenues from lodging and meal taxes.

3) Technical Understanding

Philip Vannoorbeeck has served as the Town Manager for over fifteen years. Throughout his tenure, he has effectively overseen the successful completion of more than 20 projects in Virginia. His dedicated efforts have facilitated economic growth in Nottoway and Amelia Counties.

Chastiddy Bryant serves as the Director of Community Development for the Town of Blackstone. In her role, she manages the grants associated with the Town's previous CDBG projects and supervises the Town's weatherization program. Ms. Bryant has also played a crucial role in administering the Industrial Revitalization Grant funding for the Harris Memorial Multi-Purpose & Hospitality Training Center.

David Liebal, President of HDH Associates, P.C., brings over thirty years of professional experience to his role. He possesses significant expertise in managing projects of various sizes and complexities for a diverse range of agencies throughout the Commonwealth of Virginia.

4) Commitment to Reuse

In February 2024, Summit Design and Engineering Services conducted a comprehensive feasibility study on the property. The report's findings recommended that, due to the property's location and state of deterioration, the acquisition, renovation, and subsequent sale of the property be considered, suggesting a development framework in which the building would comprise 20% residential units and 80% retail space.

The Town of Blackstone's Tourism Strategic Plan explicitly outlines the intention to repurpose the proposed property as a mixed-use development, with retail space accounting for 80% of the property and the remaining 20% designated for market-rate housing. This redevelopment initiative aligns with the town's objectives of enhancing economic impact through tourism development. It aims to collaborate with the Harris Memorial Multi-Purpose & Hospitality Training Center (HMTC) to generate housing opportunities for workforce students enrolled in various programs, while also creating employment opportunities for the local community.

5) Overview of Project Budget

The total budget for the overall project is \$3,410,000.00. This includes studies conducted on the building to assess its condition and possible uses. The Town is requesting \$100,000 in MP remediation funds for Phase II, lead-based paint abatement. The Town will provide \$50,000 in matching funds through the Virginia Brownfield Assessment Grant. Lead paint abatement will be completed by July 2026.

The itemized budget for this project is included in the additional attachments.

6) Past Performance

In 2023, the locality was awarded \$250,000 from the Virginia Economic Development Partnership (VEDP) Brownfield Restoration and Economic Redevelopment Assistance Fund for Phase I of the Harris

Memorial Multipurpose and Hospitality Training Center. The funding was allocated for the removal of lead-based paint, asbestos, and an underground oil tank at the facility. All work has been completed in accordance with the performance agreement for Phase I of the project. The initiative is currently in the final phase, with a projected completion date of September 2025. The redevelopment of the facility is expected to create jobs, enhance economic development, and support workforce training and certification in the hospitality sector through collaboration with two Historically Black Colleges and Universities (HBCUs) in Virginia.