



Martinsville
A CITY WITHOUT LIMITS

City of Martinsville, Virginia

55 West Church Street
P.O. Box 1112
Martinsville, VA 24114-1112
276-656-5159
www.martinsville-va.gov

**APPLICATION FOR USEPA'S FY26 BROWNFIELD MULTIPURPOSE GRANT
NOTICE OF FUNDING OPPORTUNITY (NOFO) NO. EPA-I-OLEM-OBLR-25-03
ASSISTANCE LISTING NO. 66.818
APPLICATION –4.A.5 & 4.B.– APPLICATION INFORMATION SHEET
JANUARY 22, 2026**

1. Applicant Identification:

City of Martinsville
55 West Church St.
Martinsville, VA 24112
Phone: [276-403-5000](tel:276-403-5000)

2. Website URL:

<https://www.martinsville-va.gov/>

3. Funding Requested:

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

4. Location:

- (a) City: Martinsville (Independent City in Henry County)
- (b) State: Virginia

5. Target Area & Priority Site Information:

- (a) Target Area: South and west of Uptown
- (b) Census Tract Numbers: 2, 3, 4; Majority of Priority sites including Site #1, #2 where remediation is intended are in Census Tract 2
- (c) Address of Priority Site(s):
 - Site #1: Former VM Draper Manufacturing site, 100 S. Jackson Street, Martinsville, VA
 - Site #2: Former City School Bus Garage site, 60 Fayette Street, Martinsville, VA
 - Site #3: Former American Furniture Manufacturing Plants #1, 3, 4; 314 Starling Avenue, Martinsville, VA
 - Site #4: Former American Furniture Warehouse site: 200 Aaron Street,



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Martinsville, VA

6. Contacts:

(a) Project Director:

Name: Kris Bridges, Building Official and Zoning Administrator/ Interim Community Development Director

Phone: 276-403-5000

Email: KBRIDGES@martinsvilleva.gov

Mailing Address: 55 West Church St.,
Martinsville, VA 24112

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

Name: Hon. LC Jones, Mayor

Phone: 540-613-1303

Email: lcjones@martinsvilleva.gov

Mailing Address: 55 West Church St.,
Martinsville, VA 24112

7. Population:

Population of the City of Martinsville: 13,584 (US Census Bureau, 2023)



8. Other Factors: Page # and Section in Narrative, referenced below

| Sample Format for Providing Information on the Other Factors | Page # |
|--|----------------------------------|
| Community population is 15,000 or less. | Pg. 5, Sec2.a |
| The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory. | |
| The priority site(s) is impacted by mine-scarred land. | |
| The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them). | |
| The priority site(s) is in a federally designated flood plain. | |
| The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy. | Pg. 4, Sec1.e |
| The reuse of the priority site(s) will incorporate energy efficiency measures. | Pg. 4, Sec1.e |
| The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters. | Pg. 4, Sec1.e |
| At least 20% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section 3.A.(2) , for priority site(s) within the target area. | Pg. 9, 10; Sec 3a-d-Task 4 & 3.e |
| The target area is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing. | |

9. Letter from the State or Tribal Environmental Authority:

A letter of acknowledgement from the Virginia Department of Environmental Quality is attached.

10. Releasing Copies of Applications:

Not applicable.



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 21, 2026

Kris Bridges
City of Martinsville – Community Development
55 West Church Street, P.O. Drawer 1112, Martinsville, VA 24114

VIA ELECTRONIC MAIL

Subject: Acknowledgement and Support – City of Martinsville
FY2026 USEPA Brownfield Multipurpose Grant
EPA-I-OLEM-OBLR-25-03

Dear Mr. Bridges,

The Virginia Department of Environmental Quality (DEQ) is in receipt of your request for support to the above-referenced EPA Brownfields Grant application. The request will be for an EPA Brownfields Multipurpose Grant. This grant, if awarded, will assist the City to build on existing accomplishments in their community revitalization efforts.

It is our understanding that The City of Martinsville has identified multiple sites where Brownfields funding will support needed environmental assessment and planning activities that will advance redevelopment goals. These funds will help the City build on progress made with previous EPA Community-wide Assessment grants awarded in FY2015, FY2019, and FY2022. Addressing the environmental conditions and redevelopment considerations for these sites assists the City toward reuse of these complex former manufacturing sites along with continued economic development of smaller commercial and mixed-use properties that create job opportunities, renewed community investment, and address areas of blight.

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 Brownfields funding to communities within the City. It is our sincere hope that this EPA proposal will be successful, and that the City of Martinsville will be able to continue leveraging funds to stimulate economic development and revitalization within the region that has been hit hard with a changing economy over the last several decades.

Acknowledgement and Support – City of Martinsville
FY2026 USEPA Brownfields Multipurpose Grant
EPA-I-OLEM-OBLR-25-03

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

Sincerely,

Weber Karen
zdm78982
zdm78982
zdm78982



Digitally signed by: Weber Karen
zdm78982
DN: CN = Weber Karen
zdm78982 OU = COV-Users, End-Users, DEQ
Date: 2026.01.21 16:07:16 -05'00'

Karen Weber, P.G.
Brownfields Coordinator

cc: Cortney Marquette – DEQ-CO

APPLICATION FOR USEPA'S BROWNFIELDS MULTIPURPOSE GRANT

NOTICE OF FUNDING OPPORTUNITY (NOFO) NO. EPA-I-OLEM-OBLR-25-03 / ASSISTANCE LISTING NO. 66.818

APPLICATION – SECTION 4A.5 & 4.C. Narrative / Narrative Criteria

January 22, 2026

PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Target Area and Brownfields 1.a. Overview of Brownfield Challenges and Description of Target Area – The proposed EPA Brownfields Multi-purpose Grant will be managed by the **City of Martinsville**, Virginia (Martinsville, City). **Through their outstanding use of three prior EPA Communitywide Brownfields Assessment Grants, and remediation and redevelopment of several brownfield sites, Martinsville** has demonstrated its outstanding ability to redevelop brownfields. While revitalization success from prior grants is visible, needs remain in this economically disadvantaged community to redevelop and renew vacant, underutilized industrial and commercial sites.

Martinsville is located centrally between the eastern and western boundaries of Virginia and serves as the seat of Henry County. Founded in 1791, the first industry was based on plug chewing tobacco. Martinsville families reached a nationwide tobacco market and saw sizeable profits until large firms like R.J. Reynolds purchased most of the old local firms, and in many cases, simply shut them down overnight to eliminate competition.

After the fall of tobacco, Martinsville's main industries for the next century were furniture and textiles. Major furniture companies such as Bassett, American Furniture, Stanley, and Hooker were founded in Martinsville in the early 1900s, bringing substantial prosperity to the area. DuPont ushered in a 50-year period when textiles dominated, opening a major nylon manufacturing operation on the banks of the Smith River on Martinsville's western boundary in 1941. At the height of its operations, DuPont employed ~5,000 locals before closing its doors in 1998¹. For more than 70 years, the region was home to some of America's most well-known textile and apparel manufacturing companies. At their height, local textile companies employed a combined workforce of over 20,000, and at one point during the 1960s, the Martinsville-Henry County area was reportedly responsible for producing around 60% of the world's sweatshirts². Low-income neighborhoods were built around these manufacturing facilities to support workers, but when operations closed, these neighborhoods declined as workers who could, moved away.

Martinsville today shows the effects of closed manufacturing plants, high unemployment and a disproportionate number of residents living in poverty. Since the implementation of new foreign trade agreements dating to 2001, Martinsville is seen as one of the hardest hit manufacturing areas in the US with nearly all of Martinsville's former manufacturing facilities having shut down. Martinsville has since diversified its economy with new businesses such as plastics manufacturing, food processing facilities, call centers, and back-office operations. The continuation of brownfields redevelopment is intended to support Martinsville's goal to refresh the streets with new options, using the existing buildings and infrastructure presented with clean redevelopment possibilities. The focus is on healthy redevelopment, with walkability or available public transportation to connect target business clusters and residential areas. Restoration of these blighted sites will bring a vibrant appeal to Martinsville, while providing jobs and healthy lifestyle alternatives for current residents in impoverished neighborhoods left behind by economic downturns.

Previous Brownfields grants targeted Uptown Martinsville (area between E. Commonwealth Blvd and E. Market St.) and the northwest quadrant, working to offer clean, redeveloped sites for business and residential opportunities. Uptown Martinsville now offers quaint shops and restaurants within a walkable downtown, a historic building district, two community colleges, and the Virginia Museum of Natural History. Several other sites assessed in the northwest quadrant and elsewhere in Martinsville have shown remarkable redevelopment as mixed-use commercial/residential properties, market rate housing, low-to-moderate income (LMI) housing and a senior living housing complex that opened in October 2025 at the location of the former American Furniture Plants #2 & 11, a site that burnt down in 2014 and was a significant threat to the health and safety of the residents in the community. ***Areas beyond Uptown, primarily the areas South and West of Uptown are now the primary Target Areas for this proposal.*** The target area has several brownfields sites with known and suspected environmental conditions including petroleum products and hazardous materials in the soil, onsite debris, groundwater and vapor, as well as asbestos containing materials (ACM) in many buildings and burnt debris. Many of these sites are amid residential neighborhoods with threats to human health from onsite environmental conditions and hazards as well as storm runoff and airborne migration of contaminants.

¹ https://www.greensboro.com/martinsville-s-dupont-plant-closes-today/article_512b10a8-69d3-576e-a4f6-3b8b82af31af.html

² [About - Martinsville Tourism](#)

Revitalization of these areas will help address health risk to its residents, and increase the Uptown boundary, thus providing opportunities for further commercial and residential redevelopment, linking the arts and science museums area to Uptown, and bringing renewed potential to blighted properties.

1.b. Description of the Priority Brownfield Site(s)– The target area has several former industrial, commercial and institutional brownfield sites varying in size from less than an acre to tens of acres. These include former textile mills, multiple American Furniture and other wood products manufacturing sites, a former City school bus garage, former auto service stations, carwashes and laundromats. These sites are in various forms of disrepair, some burnt down with remnant onsite debris, and some with remnant foundations. Many of these sites are amid residential/mixed-use neighborhoods presenting significant risks to human health from onsite environmental conditions as well as dilapidated structures and other dangerous conditions to trespassers. Martinsville has identified over 20 target brownfields sites in this target area, four of which are their highest priority and presented here.

Priority Site #1 Former V.M. Draper Manufacturing Site 100 S. Jackson Street – The approximate 12-acre site previously housed the operation of a manufactured wood flooring business that closed several decades ago. The property has remained vacant and in significant disrepair. This large site is in the middle of a residential neighborhood and near the intersection of US220 Bus. and W. Church Street that serves as a primary gateway to Martinsville downtown. Environmental assessments completed in 2017-2018 have documented the presence of low-level PCBs, petroleum impacts to soil and groundwater, a remnant 10,000gal UST and discarded transformers. Five buildings remain onsite, at least 3 of which have confirmed presence of ACM. Given the age of those studies and data gaps that remain, additional assessments need to be completed including planning for remediation and redevelopment. The City has been attempting to acquire this property for many years and was recently successful in doing so. Preliminary conceptual site layouts indicate that between 25 and 30 single family housing units could possibly be arranged on the property, this in close proximity to the recently-completed Five-Points redevelopment housing project. Martinsville intends to complete requisite updated environmental assessments, remediation planning **as well site remediation to address the known environmental conditions and removal and offsite disposal of ACM from the buildings**, ahead of their intended demolition. The City also intends to complete the requisite site redevelopment and reuse planning.

Priority Site #2 Former City School Bus Garage 60 Fayette Street – The approximately 0.7-acre property is comprised of one parcel and consists of a one-story structure with a finished basement on the western side. The property is owned by the City and currently used as a staging area for City school buses. Previously all bus maintenance was handled here but that has since been relocated to the City's garage and warehouse complex. A developer who recently completed a mixed-use development of retail and innovative workspace along with 25 residential loft-style units at adjacent 62 West Fayette has expressed interest in a similar project at this site. A Phase I ESA was recently conducted and the presence of underground fuel storage tanks and ACM in building is confirmed. Martinsville intends to complete Phase II Environmental Site Assessment (ESA), remediation planning **and site remediation to address environmental conditions and removal and offsite disposal of ACM from the buildings**, ahead of their intended redevelopment. Martinsville also intends to complete the requisite site redevelopment and reuse planning.

Priority Site #3 - Former American Furniture Plants #1, #3, and #4, 314 Starling Avenue – This 10-acre site housed American Furniture manufacturing for 70 years and is located on Martinsville's main rail line. The site remains vacant since a 1995 fire, except remnant concrete foundations. However, there is developer interest in building a medical clinic at this priority site, which is a dire need for the City, and would complement other nearby development. Surrounding neighborhoods are a mix of older homes (built by/for former factory workers), commercial, and industrial properties, some of which are transitioning into business use and arts and museum amenities, particularly along Starling Avenue. Phase I and II ESAs at the subject site were recently completed and confirmed environmental conditions from onsite and likely offsite sources. Martinsville intends to complete remediation and redevelopment planning for this site.

Priority Site #4 -Former American Furniture Warehouse - 200 Aaron Street – The 6-acre former furniture manufacturing and warehousing site **is located directly across Aaron Mills Lofts – a 52-unit senior living complex constructed on the site of another American furniture property that was redeveloped with assistance from Brownfields** funding for site assessments and remediation. Given the history and known impacts observed at other American Furniture sites, environmental conditions from hazardous substances, ACM and petroleum products likely exist, along with onsite debris hazardous to trespassers and residents of the neighborhood amid which this site exists. With the recently

completed Aaron Mills Lofts, redevelopment of the subject site takes on additional importance and offers opportunity for new commercial development/service industry supporting the residential development in this area. The City aims to complete environmental assessments and remediation + redevelopment planning for this site.

1.c. Identifying Additional Sites – In addition to the four priority sites, the City has identified nearly 20 sites encompassing over 100 acres within the Target Area surrounding and primarily south/west of Uptown. Martinsville’s site prioritization process has involved consideration of key factors, including redevelopment potential, known/perceived contamination and community need. Additional sites will also be considered as the need and/or redevelopment opportunity arises over the grant period, following the same prioritization process. The City will continue to seek community input in site prioritization/selection.

Revitalization of the Target Areas 1.d. Overall Plan for Revitalization – The City of Martinsville has done extensive planning over the past few decades including preparation and updating of the following relevant plans: *Uptown Martinsville Revitalization Plan*³(2010), *Comprehensive Plan*^{3a} 2021 (current (2025-26) update ongoing), *Capital Improvement Plan (annually updated)*, and *Parks Improvement Plan*^{3b} (2024). The proposed redevelopment of the priority brownfields sites and target areas are consistent with the collective and in several cases site-specific goals noted in these Plans. For example, the *Uptown Martinsville Revitalization Plan* includes a vision of a “revitalized Uptown Martinsville that is a catalyst for an economically reinvigorated Martinsville-Henry County region, attracting people to live, shop, work, play, and learn.” Several brownfields sites that were assessed and redeveloped in Uptown are consistent with this vision including the recent ongoing development of the new Amphitheater at a Brownfield site replacing the Rives Theater that burnt down in 2019. Another example is the intended redevelopment of Priority Site #4 as medical facility, part of ongoing medical/dental developments along Cleveland Avenue corridor which is consistent with land use plan in the Comprehensive Plan. Future Brownfields redevelopment will similarly continue to be consistent with these Plans. New Priority sites #1, 2, 3 and 4 as well as other sites that the City has identified as potential target sites for this grant cycle including the former Clarence Holland Auto facility, the Market/Moss/W Church block, and the W Market/Fayette/Spencer/W Church block would provide developers with prime commercial, institutional and residential locations in close proximity to Uptown Martinsville, all aligning with the City’s land use and revitalization plans.

As described in Section 1.b, completion of the intended assessments and remediation of the former VM Draper and the former City School Bus Garage sites make them ready for residential/mixed-use development with significant private developer interest already in place. With additional residents added upon redevelopment of former VM Draper site, there will be a need to expand the small neighborhood park across W. Church like the existing pocket park across the former School Bus Garage site. These redevelopments strongly align with the City’s revitalization plans.

A block to the southeast of the former **American Furniture Plant (Priority Site #3)** is the Starling Avenue corridor that serves as a transitional zone between the City’s residential areas and more developed commercial areas. The City’s Comprehensive Plan (2021³) notes, “With the location of Piedmont Arts Association and the Virginia Museum of Natural History facility, Starling Avenue has the potential to become an Arts and Cultural District for the City.” Redevelopment of the former **American Furniture Plant** property will provide infill in this area and link this district to the Uptown area.

1.e. Outcomes and Benefits of Reuse Strategy – Specifically, assessment and cleanup will identify current site environmental conditions and address needed cleanup to eliminate potential exposure risk. Vacant buildings will either be occupied or removed, which eliminates blighted structures and opportunity for illegal activity, property values will be improved, and the neighborhood real estate market will be stabilized. Improved community wellbeing will be realized through neighborhood transformation (i.e., no longer stigmatized by living in a neighborhood with vacant/decaying structures and few businesses). Such revitalization has already begun through various brownfields redevelopment that has occurred in the City including the Five-Points Housing Project, which has turned a brownfields site into 10 single-family, affordable housing units using multiple resources including Martinsville’s 2019 EPA Brownfields Assessment grant and Virginia Housing funding. Another highlight example is the former American Furniture #2 and #11 site where the Aaron Mills Senior Living Housing complex is now open.

The proposed priority sites are targeted for similar redevelopment and are expected to spur additional redevelopment in surrounding sites in due course. All priority project **outcomes** align with the City’s reuse strategies, address

³ <https://www.martinsville-va.gov/369/Community-Development> ^{3a}<https://www.martinsville-va.gov/380/Comprehensive-Plan>

^{3b}<https://www.martinsville-va.gov/352/Parks-Recreation>

disproportionately impacted populations, and have the potential to strongly spur economic growth in the Target Areas due to their key locations. By revitalizing the priority sites, multiple outcomes will be achieved, including the following: 1) removal of legacy pollutants, which improves health outcomes for disadvantaged communities as exposure risk is minimized or eliminated, 2) crime reduction, 3) increased LMI, affordable, market rate and senior housing availability 4) business growth and additional redevelopment within the target areas, 5) increased property values and sales tax revenues, 6) local job creation, particularly for adjoining low income neighborhoods, 7) building upgrades and reuse, and 8) tens of acres reused or made ready for reuse.

The proposed revitalization plans for the priority sites **benefit** this economically impoverished community and will have a major impact on the residents, including the following: 1) increased property and sales tax revenues will provide much-needed additional resources to improve infrastructure and public space for those most impacted by these sites, 2) stronger community ties because of new attractive areas, 3) building renovations to current building codes, and the **use of energy efficient windows, appliances, lighting, and water fixtures**, which reduce stress on electrical grids and treatment facilities; **for former VM Draper site**, City will encourage the use of **solar in/on all new buildings and the City's Electric Dept will incorporate electrical infrastructure to facilitate such activities**, 4) lower levels of poverty due to increased economic opportunities, and 5) corrections of past injustices through disproportionate impacts to economically disadvantaged communities.

The Alliance for National and Community Resilience (ANCR), whose primary objective is the development of a system of community benchmarks that allow community to easily assess and **improve their resilience across all functions of a community, selected Martinsville as their pilot City** to work through the benchmarks for resilience [Community Resilience | Martinsville, VA](#). *Martinsville met many of the benchmarks to begin-with and has been systematically **improving to meet the "excellence" benchmark in resilience to impacts from extreme weather events and natural disasters**. The City aims to redevelop brownfields to accomplish its resilience program goals.* For example, the former VM Draper site slopes from W Church Street toward Memorial Boulevard. During heavy rain events significant stormwater surges occur and cause downstream impacts. The City will require as an element of the site redevelopment design measures to minimize flood/stormwater runoff, and thereby **mitigate downstream impacts from extreme weather events**.

Strategy for Leveraging Resources 1.f. Resources Needed for Site Reuse – Martinsville fully anticipates the need to secure additional funding for assessment, revitalization, and redevelopment at eligible sites. It has already shown its commitment to obtaining and leveraging funds towards brownfields redevelopment, through past grant awards including past EPA Brownfields Assessment Grants, Virginia Brownfields Assistance Fund (VBAF) program Assessment and Remediation grants, HUD Community Development Block Grants (CDBG), Tobacco Indemnification and Revitalization funds from Virginia Tobacco Region Revitalization Commission (Tobacco Commission), to name just a few. Upon assessment completion, additional funds will be sought for remediation and redevelopment through federal, state, and private partners with whom the City has aligned in the past, including the **VBAF** program for assessment and remediation and the **CDBG Program** and **Tobacco Commission** for redevelopment focused on community facilities. Additionally, since many of the larger industrial sites are within designated Enterprise Zones, the City has **local incentives** in place that complement **state incentives** that assist with costs for redeveloping brownfield sites. These include direct grants in support of job creation, including funds for real estate improvements; furniture, fixtures, and equipment grants; waivers for permitting fees and utility connections; and property tax rebates. Martinsville has leveraged EPA grants to the tune of tens of millions of dollars in both public grants/loans and private investments into redevelopment of several brownfield sites in the City, all of which has played a huge part in Martinsville's economic and community revitalization, and is set to continue.

1.g. Use of Existing Infrastructure – All priority sites have access to public transportation routes and all major utilities including electric, fiberoptic telecommunications, and water and sewer services, all provided directly through the City's enterprise systems, as well as natural gas. Buildings have been removed at several sites including the Starling Avenue American Furniture Plant site, enhancing the opportunity for potential investor interest and new development. All utilities have adequate capacity for most site uses anticipated for these sites. No significant utility or transportation upgrades are anticipated for the priority sites, although the City stands ready to work collaboratively to facilitate upgrades if needed to assist in development of a specific project.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

Community Need 2.a. The Community’s Need for Funding – Martinsville’s US Census Bureau 2023⁴ data is provided below.

With a large population out of the workforce, exceptionally high poverty rates, extremely low median household incomes, and low property values resulting in decreased tax revenue, the City clearly does not have sufficient resources to effect meaningful change toward revitalization without outside assistance.

| Demographic | Target Area Census Tract ID#: | | | Martinsville | VA |
|-------------------------------|-------------------------------|----------|----------|--------------|-----------|
| | #2 | #3 | #4 | | |
| Population (Total) | 1,873 | 2,909 | 2,672 | 13,584 | 8,657,499 |
| % Under 18 Yrs Age | 30.3% | 26.2% | 34.1% | 26.3% | 21.9% |
| % Poverty | 47.5% | 15.3% | 25.1% | 21.8% | 9.9% |
| % Median Home Value vs. VA | 18.0% | 25.3% | 15.9% | 25.6% | 100.0% |
| Median Household Income (MHI) | \$19,859 | \$46,769 | \$43,561 | \$42,434 | \$90,974 |

2.b. Health or Welfare of Sensitive Populations – The table below highlights elevated sensitive populations residing within the Target Area such as single female householders, those receiving food stamps, those living in older housing likely to be exposed to asbestos containing materials and lead based paint, those with disabilities, and those with limited education. An estimated 30%¹¹ of children under 18 live in poverty and this metric has remained above 25% for nearly 30 years. Similarly, Martinsville’s overall poverty rate has remained greater than 20% for the last 20 years and between 15%-20% between 1990 and 2005^{4a}, clearly pointing towards long-term stark poverty. Most of the

| Demographic | Census Tract ID#: Target Area | | | Martinsville | VA |
|---------------------------------|-------------------------------|-------|-------|--------------|-------|
| | #2 | #3 | #4 | | |
| Single Female Householder | 55.9% | 53.2% | 33.9% | 42.9% | 27.4% |
| % Receiving Food Assistance | 19.0% | 28.1% | 25.9% | 21.7% | 8.8% |
| % Homes Built Pre-1980 | 92.2% | 79.0% | 78.9% | 83.6% | 44.2% |
| % Population w/ Disability | 28.6% | 21.7% | 23.9% | 19.7% | 12.2% |
| % w/ Bachelors Degree or Higher | 7.4% | 17.0% | 10.2% | 21.2% | 41.5% |

economically impoverished neighborhoods in the City are clustered around former manufacturing facilities such as the American Furniture Plants, now dormant and deteriorating, due to the

availability of cheap housing that once served factory workers but is now considered substandard. Within Census Tract 2, which includes several target sites, 48% live below poverty level. Additionally, the current Virginia Department of Health Opportunity Index (VDH HOI) rankings note the local health district as having a very low wellness disparity profile (115 of 134) indicating gaps in medical care access, quality, and affordability leading to poorer health outcomes⁵. In 2021, Martinsville reported 1 primary care physician per 12,900 persons, which correlates to only 1 physician for the entire City. In comparison, the State’s average ratio is 1,330 to 1. This grant will not only provide the assessments needed to identify health risks to these disadvantaged communities, but it will also spearhead redevelopment efforts that will create jobs and services that are desperately needed in these communities.

2.c. Greater Than Normal Incidence of Disease and Adverse Health Conditions – **Census tract level health statistics are not available for the target areas;** however, statistics at the City and State level, combined with CDC modeled data

| Adverse Health Conditions (per 100K population where applicable) | VA | Martinsville (M) / West Piedmont Health District (WP) |
|--|----------|---|
| Cancer Incidence Rate (All Sites) | 384.8 | 794.5 (M) |
| Ashtma (Lifetime) | 15.9% | 21.2% (WP) |
| % Infants with Hypoplastic left heart syndrome birth defect (per 10K births) | 2.3 | 16.8 (M) |
| Life Expectancy | 79.1 yrs | 67.2 yrs (M) |
| Substance Abuse Deaths | 19.2 | 48.1 (M) |
| Teen Pregnancy Rate (per 1K) | 17 | 62 (M) |

at the census tract level, indicate definite health concerns within the target areas. The health table shows that the City has greater-than-normal incidences of health conditions including **cancer, asthma, and birth defects** when compared to the State. **The National Cancer Institute rates the City as the number 1 highest priority locality of 133 localities listed in Virginia⁶ for cancer concerns** because its cancer rates are above the State’s and are rising based on 2015-2019 data. In addition to

these health conditions, Martinsville and the target areas have higher percentages (up to 171% greater) of high blood pressure, heart disease, and diabetes than the State. **Martinsville also has been noted by a CDC report for the most opioid prescriptions per capita than anywhere else in the US⁷.** The priority sites and other brownfields in the area can

⁴ <https://www.census.gov/acs/www/data/data-tables-and-tools/narrative-profiles/2023/> ;

⁵ <https://apps.vdh.virginia.gov/omhhe/hoi/dashboards/counties>

⁶ <https://statecancerprofiles.cancer.gov/ratetrendbycancer/>

⁷ <https://wset.com/news/local/cdc-more-opioids-prescribed-per-person-in-martinsville-than-anywhere-in-us>

^{4a} <https://fred.stlouisfed.org/categories/30279?t=poverty&ob=pv&od=desc>

be directly contributing to these health problems. Due to their former uses, all priority sites are known to contain hazardous substances and petroleum products that can cause cancer and future birth defects through runoff to adjacent neighborhoods where children can ingest the contaminants. Chemical solvents can cause cancer through similar transport mechanisms as petroleum products. Contaminated particulates (e.g., asbestos at former VM Draper and former City School Bus Garage sites) can become airborne if disturbed and exacerbate asthma or cause cancer.

The plans for converting the priority sites into productive residential, commercial uses and supporting green spaces mentioned in **earlier sections** resolves these health issues in two ways. First, through EPA grant funding, assessments will facilitate the identification of environmental concerns and health risks to the community at these sites. The intended site remediation & redevelopment to follow will mitigate contaminants and reduce adverse health threats to the surrounding communities. Second, the additional industries and services will improve quality of life through stable jobs, additional support services, and increased housing values, all of which will improve physical and mental health.

2.d. Economically Impoverished/Disproportionately Impacted Populations – The priority site neighborhoods are all economically impoverished as is much of Martinsville. These populations have been disproportionately exposed to environmental risks for a long time through proximity to buildings containing ACM and lead-based paint and facilities that increase cancer risks and respiratory hazards. These disadvantaged communities are not only unjustly exposed to environmental risks from the priority sites and other brownfields within the target areas, but they also do not have the means to rectify these injustices and protect themselves from health risks due to limited resources.

This grant will assist in evaluating brownfield sites within the target areas to determine current site conditions, COCs, and potential exposure risk which can then be mitigated during the redevelopment process. **Proposed remediation of the Priority sites #1 &2 will remove petroleum and hazardous contaminants & ACM reducing their exposure neighborhood populations.** These actions will not only remove the disproportionate share of environmental consequences to the nearby disadvantaged population but also improve the communities through improved, healthy surroundings, addition of recreational facilities such as parks and trails that will develop to support the redeveloped sites and neighborhoods, increased local jobs, services, and improved property values. All these actions will help rectify historical and ongoing economic impoverishment and disproportionate impacts to these neighborhood populations.

Community Engagement 2.e. Prior/Ongoing Community Engagement – The City has a long, rich history of community engagement and will continue to do so with future grant work. Processes include (1) periodic meetings & project updates, particularly at meetings and work sessions of the City Council and Planning Commission, (2) maintaining a brownfields project information section on the City’s website, (3) and printed materials, e.g., program brochures, and media releases disseminating project updates and program success stories. As with its previous and current USEPA grants (2015, 2019, 2022-ongoing), the City will extend its outreach efforts to include opportunities for citizens to review project deliverables, especially remediation and redevelopment plans, through presentations to local business and civic organizations and through small group and neighborhood meetings, open house events and planning charrettes, facilitated by City staff, to allow a broad range of community perspectives. A highlight example of such community engagement on brownfields redevelopment involved the **multiple neighborhood and City Council meetings presenting and receiving community input on remediation and redevelopment of the Aaron Mills Senior Housing Development at the location of the former American Furniture #2 and 11 Plants on Aaron Street that fully opened in October 2025**, a site where the City’s Brownfields grants were used to complete assessments/cleanup plans, and eventually leveraged to attract other private and public funds to complete remediation and this redevelopment.

In addition, the City will engage a citizen board made up of members from the community to participate in the **Martinsville Brownfields Redevelopment Advisory Group (Martinsville BRAG)**, which will advise sustainable brownfields redevelopment and will serve as brownfields ambassadors, advisors, and a steering committee throughout the project, bringing their community vision and expertise in business, construction, health care, and real estate, as relevant.

2.f, 2.g Project Involvement and Project Roles – The **Project Partners** listed below have committed to program participation. In addition to their participation in the BRAG these Partners will provide the following specific support:

| Partner Name | Point of Contact / Email / Phone | Specific Support Role in Project |
|------------------------|---|---|
| The Harvest Foundation | Ms. India Brown; ibrown@theharvestfoundation.org (276) 632-3329 | Provide meeting space, workforce training, and brownfields program outreach and advocacy. |

| | | |
|--|---|---|
| Martinsville-Henry County Economic Development Corporation (EDC) | Mr. Spencer Johnson sjohnson@yesmartinsville.org (276) 634-4601 | Provide development opportunities information and coordinate with developers, businesses, and communities. |
| Martinsville Uptown Revitalization Association (MURA) | Ms. Kimberley Keller-Bonacci kimberley@mhcchamber.com (276) 632-6401 | Advise in site identification, selection, and prioritization. Brownfields program outreach and advocacy. |
| YMCA Martinsville | Brad Kinkema brad@martinsvilleymca.com (276) 632-6427 | Advise and support community Brownfields education, outreach and advocacy. City partner for redevelopment of Central Plaza. |
| Piedmont Access to Health Services, Inc. (PATHS) | Marsha Mendenhall mmendenhall@pathsinc.org (434) 791-4088 | Advise City staff regarding community health needs / goals and partner for health-related redevelopment opportunities. |
| West Piedmont Planning District Commission | Sean Campbell scampbell@wppdc.org (276) 638-3987 | Provide housing development opportunities throughout City, support Brownfields education, outreach and advocacy. |

2.h. Incorporating Community Input – Over the past two decades the City has worked with citizens and community leaders to develop the vision and plans to create successful brownfields redevelopment and examples of incorporation of community input on brownfields redevelopment are noted in Section 2.e. Other recent examples include **ongoing community outreach, input and incorporation into the ongoing Comprehensive Plan update** that has multiple components relevant to Brownfields redevelopment. Representatives involved in the initial outreach, including the partners listed above, will remain involved in the project and BRAG upon award and will continue to guide and champion the program, providing direct community input into brownfields redevelopment. The BRAG will meet periodically (typically annually and more frequently as needed) to assist City staff with site selection and cleanup/reuse planning. Staff will update citizens of brownfields activities through social media, periodic Council meeting updates, and neighborhood meetings with those directly affected by the project. The BRAG and City will involve neighborhood representatives directly impacted by proposed redevelopment projects and provide intentional updates and responses in a way best to facilitate communication. Outreach efforts conducted will include workshops and design charrettes to garner input on existing assets and redevelopment needs. Meeting announcements will be posted throughout the target community and emailed to appropriate parties, and gatherings will be publicly advertised via local physical signage, print and electronic media. Partners such as the YMCA and PATHS will represent disadvantaged communities to communicate their needs and disseminate information, which will be beneficial for constituents with limited internet/phone access.

3. TASK DESCRIPTIONS, COST ESTIMATES AND MEASURING PROGRESS

Description of Tasks/Activities and Outputs (Sections 3.a.-d. outlined under each Task)

Task 1 – Grant Reporting/Cooperative Agreement Oversight/ Community Engagement

a. Project Implementation: **Grant Reporting/Cooperative Agreement Oversight** includes program and financial management to ensure compliance with grant requirements; data input to EPA’s ACRES database; attend brownfield-related training and conferences; and submit quarterly, annual, and final performance reports. **Community Engagement** includes updating and implementing a community involvement plan, coordinating and conducting meetings and related advertisements and materials. **Grant-funded direct costs:** Travel expenses for EPA/State Brownfields conferences (registration, airfare, lodging, and meals), and contractual costs for performance & financial reporting and maintaining interactions with stakeholders. **Non-EPA funded activities:** In-kind City staff activities including grant management, QEP selection, cooperative agreement oversight, monitoring, reporting, community engagement activities and attending other training conferences-**Estimated in-kind \$25,000.**

b. Anticipated Project Schedule: Procure Qualified Environmental Professional (QEP) (4.d): Q1; ACRES and quarterly reports: Quarterly and as needed; Annual and closeout reports: Q4, Q8, Q12, Q16, Q20; BRAG meetings: periodic and as needed, typically annual; Other activities: Ongoing and as needed.

c. Task / Activity Lead: **City’s Project Manager (See Section 4)** with input/assistance from QEP and BRAG will oversee and direct grant implementation, reporting and community engagement activities.

d. Outputs: RFP/QEP Contract (1); Quarterly Reports (25 Total - 4/Year); Annual Reports (5); Closeout Report (1);

Property Profile Forms/ACRES Site Entries (36); BRAG Meetings (5); Community Meetings (8); Conferences (3); Brochures (3); Media Releases (6); Web Page Content (3); Advertisement, printing, and supplies (4-6 events).

Task 2 – Site Inventory and Prioritization

a. Project Implementation: City of Martinsville previously developed a brownfields site inventory and database which include the priority and target area sites described in Section 1.a. These properties will be periodically reviewed and updated by the City based on community needs, and alignment with relevant community vision and applicable community plans (comprehensive plan, community/economic development plan). A pool of sites including the priority sites already selected and described in this proposal, will be selected for assessments. **If grant funds remain after addressing the priority sites, additional sites will be identified and selected using the same criteria.** Assessments will be conducted after confirming eligibility with EPA, and DEQ if applicable for petroleum sites, using Property Approval Questionnaires (PAQs) and with appropriate property owner approval. **Grant-funded activities:** Contractual costs to update, maintain inventory/database and prepare PAQs. **Non-EPA funded activities:** In-kind City Staff/AOR oversight, site prioritization, and property owner access coordination. **Estimated in-kind \$5,000**

b. Anticipated Project Schedule: Site inventory and database, prioritization, selection: throughout project, update periodically at least once a year; Other activities: Ongoing and as needed.

c. Task / Activity Lead: **QEP** will prepare/maintain inventory and PAQs with **City's Project Manager** oversight assistance with access coordination and work product review/approval. BRAG will provide site selection and prioritization input.

d. Outputs: Brownfields Inventory/Database/spreadsheet (1); GIS based map; New and/or updated PAQs (28)

Task 3 – Environmental Site Assessments (ESAs)

a. Project Implementation: Upon receiving eligibility approval and access from property owners, approximately 15 Phase I ESAs will be conducted beginning with Priority Sites. Phase I ESA time and costs are contingent upon property size, existing improvements, past uses, and extent of known or suspected Recognized Environmental Conditions (RECs). Based on Phase I ESA results, approximately 4 sites will be addressed through Phase II ESAs, which include (a) project work plans, i.e. (generic Quality Assurance Project Plan (QAPrP) and Quality Management Plan (QMP)), site specific Health and Safety Plans (HASPs), and Field Sampling Plans (FSPs); (b) soil, groundwater and/or air sampling; (c) lab analyses and data validation; and (d) summary reports with recommendations for further action, if warranted. **Grant-funded activities:** Contractual costs for assessments, work plans, and reports. **Non-EPA funded activities:** In-kind City Project Manager oversight, coordination with property owners, and review of work products prior to EPA submittal. **Estimated In-kind \$10,000**

b. Anticipated Project Schedule: Phase I ESAs: Q2 – Q20; Phase II ESAs: Q2 – Q20

c. Task / Activity Lead: **QEP with City's Project Manager & other City staff** as needed oversight, assistance with property owner coordination and community input, and work product review/approval.

d. Outputs: Phase I ESA Reports (15); Phase II ESA Reports (4); Phase II ESA Planning Documents (9 Total): Generic QAPrP + QMP (1), HASPs (4) and FSPs (4)

Task 4 – Preliminary Planning for Remediation and/or Redevelopment

a. Project Implementation: For some sites addressed through Phase II ESAs, preliminary remediation plans (Analyses of Brownfields Cleanup Alternatives or ABCAs) and associated cost estimates will be prepared to review alternatives for further environmental investigation and/or remediation, if warranted. City Project Manager and other staff where needed, and QEP will also work with stakeholders to conduct preliminary redevelopment planning for selected target areas and/or sites to explore best reuse and economic potential. This may include reuse plans, marketing/feasibility studies, master plans, infrastructure evaluations, and conceptual development plans. These tasks are already planned for two of the priority sites described in this application – former VM Draper site and the former City School Bus Garage site, both of which are eligible brownfield sites owned by the City where remediation is planned as part of this multi-purpose grant. **Grant-funded activities:** QEP costs for remediation and redevelopment plans. **Non-EPA funded activities:** In-kind City Project Manager oversight and other City staff time as needed, coordination with property owners and community partners to prepare plans and review/approve work products. **Estimated In-kind \$16,000**

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|---|
| b. Anticipated Schedule: Q3 – Q20 |
| c. Task / Activity Lead: QEP with City’s Project Manager oversight , assistance with property owner coordination and community input, and work product review/approval. |
| d. Outputs: Site-Specific ABCAs, ACM Abatement Plans (8); Site-Specific Redevelopment Plans / Studies for priority sites (7); Area-Wide Revitalization Plans / Studies for target areas (2) |
| Task 5 – Remediation |
| a. Project Implementation: City of Martinsville intends to complete remediation and site restoration for two eligible Priority sites that the City owns-the former VM Draper site and the former City School Bus Garage site. 1) A Phase I ESA and a survey for ACM& Lead-based paint (LBP) were completed for the former School Bus Garage site in 2025. Martinsville plans to enable redevelopment of this site into mixed use commercial/market-rate housing similar to the recently completed redevelopment of the adjoining 64 Fayette Street. The City has received keen investment interest for similar development of the subject site from a private developer, and such development will be consistent with the City’s revitalization plans for Fayette Street corridor as it continues to address the significant market rate and affordable housing shortage in the City. Intended remediation includes ACM abatement as well as removal and disposal of two USTs. One of these USTs is believed to exist under the basement of the onsite building which will therefore require some demolition to accomplish this remediation. Ahead of these anticipated remediation activities, a Phase II ESA and an ABCA/Remediation plan are intended. 2) The City previously completed Phase I & II ESAs at the former VM Draper site in 2017-2018. This site, which was then privately owned and under significant dilapidation for a very long time was acquired by the City in 2025 to enable its redevelopment and improve the economic vitality and health/welfare of this neighborhood. The City intends to redevelop this site for low-income and market rate housing. Intended remediation for this site includes ACM abatement, removal and offsite disposal of a 10,000gal UST and discarded transformers, limited soil remediation and site restoration to prepare the site for reuse. Ahead of these anticipated remediation activities, a new Phase I ESA as well as supplemental Phase II ESA to address data gaps, and an ABCA/Remediation plan are planned. Grant-funded activities: QEP costs for remediation oversight, pre-remediation cross-cutting measures, project design and documentation. Non-EPA funded activities: In-kind City Project Manager coordination with property owners and community partners to firm up redevelopment plans and review/approve remediation/work products. Estimated In-kind \$25,000 |
| b. Anticipated Schedule: Q4 – Q14 |
| c. Task / Activity Lead: QEP with City’s Project Manager oversight , assistance with site access, permits, and other required pre-remediation activities, contractor selection, community involvement, and remediation/work product review/approval. |
| d. Outputs: Remediation completed at 2 priority sites. |

3.e Cost Estimates – The **Project Budget Table** shows cost estimates for each task, cost development based on reasonable and realistic unit costs, and cost application to task activities. Cost estimates include allocation of **90% of funds toward site-specific work including assessments, remediation and redevelopment planning and remediation, including 34% budgeted for remediation, and 21% of funds toward remediation/redevelopment/area-wide planning activities.** **The City is not requesting any grant funds (0%) towards administrative costs nor any indirect costs.**

| Budget Categories | | Task 1 Grant Reporting/ Coop. Agreement Oversight/Comm. Engagement | Task 2 Site Inventory / Prioritization | Task 3 Environmental Site Assessments | Task 4 Remediation / Redevelopment Planning | Task 5 Remediation | TOTAL |
|-------------------|---|--|--|--|--|-----------------------|-----------|
| Direct Costs | Conference/Training related Travel | \$10,000 | \$0 | \$0 | \$0 | \$0 | \$10,000 |
| | Contractual | \$52,000 | \$38,000 | \$300,000 | \$300,000 | \$0 | \$690,000 |
| | Other- Remediation of Former City School Bus Garage and the former VM | \$0 | \$0 | \$0 | \$0 | \$300,000 | \$300,000 |

| | | | | | | | |
|---|----------|----------|-----------|-----------|-----------|-------------|--|
| Draper sites (preliminary estimates; final costs pending completion of pre-remediation activities | | | | | | | |
| TOTAL BUDGET | \$62,000 | \$38,000 | \$300,000 | \$300,000 | \$300,000 | \$1,000,000 | |

Task 1-Grant Reporting/Coop. Agreement Oversight/Community Engagement– \$62,000 – Direct & Contractual

- City staff Travel – \$10,000 Total (Direct Expense) – Attendance of 2 national conferences for 1 person and 3 state conferences for 2 people assuming the following unit costs (national/state): Conference registration: \$250/\$200; Transportation: \$800/\$250; Hotel: \$250 per night for 4 nights/\$150 per night for 2 nights; Meals: \$70 per day for 4 days/\$70 per day for 2 days
- Contractual – \$52,000 Total – QEP assistance for performance and financial reporting: \$1,200/quarter (\$4,800/year, \$24,000 Total; includes Annual reporting); QEP assistance for final performance and financial report \$8,000/Grant; and QEP assistance for community engagement activities/BRAG meetings, including development of communication materials: (\$3,000/year, \$15,000 Total); Advertisements and other material costs for public meetings and community involvement events– \$5,000 Total for 5yrs estimated @ \$1,000/yr (est. 4-6 events total).

Task 2 – Site Inventory and Prioritization – \$38,000 – Contractual

- Update and maintain a GIS brownfields inventory mapping/database and site prioritization matrix est.:\$8,000 Total
- Site access coordination, preparation, and submittal of PAQs: \$1500/quarter (\$6,000/year, \$30,000 Total)

Task 3 – Environmental Site Assessments (ESAs)* – \$300,000 – Contractual

- Phase I ESAs – Fifteen (15) @ \$5,000 average – \$75,000 Total
- Phase II ESAs – Four (4) @ \$50,000 average – \$200,000 Total
- Project Work Plans – Nine (9) plans – \$25,000 total, as follows:
 Generic Quality Assurance Project Plan + Quality Management Plan– 1 @ \$ 5,000 Total
 Site-Specific Health & Safety Plans (HASPs)** – 4 @ \$1,000 average – \$4,000 Total
 Site-Specific Field Sampling Plans (FSPs)** – 4 @ \$4,000 average – 16,000 Total

Task 4 – Remediation / Redevelopment Plans – \$300,000 Total – Contractual

Based on site conditions following assessment, the City anticipates completing approximately seventeen (17) planning documents estimated as follows:

- Site specific estimates for 2 Priority sites (Redevelopment planning efforts vary by site but are broadly anticipated to include as needed conceptual site reuse/redevelopment plans, structural assessments and other property conditions assessments, and/or economic studies of intended redevelopment plans):
 - Former VM Draper Site
 ABCA/Remediation Plan, ACM Abatement Plan - \$20,000
 Redevelopment Plans - \$60,000
 - Former City School Bus Garage Site
 ABCA/Remediation Plan, ACM Abatement Plan - \$10,000
 Redevelopment Plans - \$10,000
- Other sites - Preliminary Site Remediation Plans (ABCAs) – 4 @ \$15,000 average – \$60,000 Total
- Other sites - Site-Specific Redevelopment/Reuse Plans/Studies – 5 @ \$20,000 average – \$100,000 Total
- Area-Wide Redevelopment Plans/Studies – 2 @ \$ 20,000 average – \$40,000 Total

Task 5 – Remediation – Site Cleanup/remediation and restoration for reuse – \$300,000 Total – Other

The City plans to complete Remediation for 2 of the priority sites to include the following tasks: Costs shown are preliminary estimates prepared for intended activities including based on estimates prepared in 2018 for the former VM Draper site, to be confirmed after completion of pre-remediation activities intended under this grant. Costs are also based on similar recent projects completed by the City at other sites.

- Former VM Draper Site - **TOTAL \$175,000 (estimated breakdown below)**
ACM abatement-3 buildings (\$75,000), Transformers & UST Removal and offsite disposal (\$35,000), limited soil remediation (\$15,000), incidental demolition to access and remedy contamination & site restoration to enable reuse (\$25,000); project design/bid-specs/remediation oversight (\$25,000)
- Former City School Bus Garage Site – **TOTAL \$125,000 (estimated breakdown below)**
ACM abatement (\$40,000), 2xUSTs Removal and offsite disposal (\$30,000), limited soil remediation (\$15,000), incidental demolition to access and remedy contamination & site restoration to enable reuse (\$20,000); project design/bid-specs/remediation oversight (\$20,000)

* Unit costs for ESAs are estimates and may change depending on site-specific conditions.

** HASPs and FSPs will be combined into single report submittal.

3.f. Plan to Measure and Evaluate Environmental Progress and Results – To maintain steady progress throughout the grant, the QEP will update the **City** by attending *periodic meetings* and will prepare *periodic reports* in compliance with the approved **EPA Cooperative Agreement Work Plan**, which will summarize activities (e.g. milestones achieved, issues encountered, and budget and schedule updates). Progress will be measured by the outputs defined in Section 3.d. and evaluated against the schedule in Section 3.b. and costs defined in Section 3.e. Significant deviations will be discussed with the EPA Project Officer to develop corrective actions. Updates will be reported upon implementation and completion of each site-related task in **EPA’s ACRES database**, and Martinsville will provide ongoing (quarterly, at a minimum) and post-grant information describing outcomes and benefits of the funding, including additional funds leveraged, jobs created, acres made ready for redevelopment, and private investment and tax revenue generated by the program.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

Programmatic Capability 4.a., b., c. Organizational Capacity, Organizational Structure, and Description of Key Staff:

The City of Martinsville has been a successful 3-time EPA Brownfields Grantee and is very experienced in managing a successful brownfields program. The following table provides the future brownfields program’s organizational structure and describes key staff experience and qualifications. Given their education and professional experience, including their current position with the City and experience managing past EPA brownfields grants, the key staff fulfill roles that provide the technical, administrative, and financial capacity to provide oversight and management of the grant. If additional staff/resources are required, the City will seek in-house staff to fulfill the need.

AUTHORIZED ORGANIZATIONAL REPRESENTATIVE (AOR): Rob Fincher, Interim City Manager

Robert Fincher currently serves as the Interim City Manager, and will serve as the AOR. He has a B.S. in Criminal Justice and Sociology from Averett University and a M.A. in Human Services and Executive Leadership from Liberty University. His professional development includes graduating from the Professional Executive Leadership School at the University of Richmond, the Institute for Leadership in Changing Times at Virginia Tech, the Senior Management Institute for Police through the Police Executive Research Forum, and the FBI’s National Command Course. Mr. Fincher has been with Martinsville for 31 years, including 3 years as Chief of Police, before becoming the Interim City Manager, where he oversees an annual budget of ~\$123 million, a staff of approximately 350 people, and a full range of City departments.

PROJECT MANAGER: Kris Bridges, Building Official & Zoning Administrator/Interim Community Development Director

Mr. Bridges will serve as the Project Manager overseeing and implementing all aspects of the Brownfields grant, directing QEP and others on behalf of the City, reviewing and approving work products prior to submittal to EPA. Mr. Bridges has been actively involved in the many successful Brownfield projects in Martinsville for over 10 years, overseeing redevelopment of several brownfield sites. He has an AA in Building Code Administration, over 30 years in Inspections, is a Master Code Professional, Certified Building Official, and Certified Zoning Administrator. He has

FINANCIAL: Richard Stanfield, Finance Director

Mr. Stanfield joined the City in Jan. 2025 and has been actively overseeing the financial aspects of the City’s current EPA grant. He will serve a similar role in future grant. Previously worked as Deputy Finance Dir. for Henry Co. for 15 years. Licensed CPA for 26 years in VA and NC. B.S. with concentration in Accounting from Averett Univ. in 1995.

TECHNICAL: Greg Maggard, Director of Public Works

B.S. in Public Administration, Colorado State University. Mr. Maggard has over 20 years of experience as City Manager and Public Works Director. He oversees multiple city departments, including Facilities & Parks. He will provide technical assistance and institutional knowledge of City facilities in relation to redevelopment planning.

4.d. Acquiring Additional Resources – The City will rely on a **Qualified Environmental Professional (QEP)** with appropriate expertise and resources to carry out Program technical requirements. To obtain high quality services at reasonable cost, Martinsville QEP selection will follow competitive negotiation policies and procedures, which will be conducted in a fair and impartial manner in compliance with Federal Code 40 CFR 31.36 and the Virginia Public Procurement Act (VA Code, Chapter 43, Title 2.2). Beginning with advertisement of a request for qualifications and proposals, followed by interviews with top candidates if needed, staff will score applicants and make recommendations to the City for contract negotiation approval with a qualified candidate. Applicable EPA solicitation clauses will be incorporated into the City's solicitation and final contract executed with the selected QEP.

Past Performance and Accomplishments 4.e. Martinsville has Previously received three (3) EPA Brownfields Grants: Martinsville received three (3) EPA Community-Wide Brownfields Assessment grant awards beginning with a \$400,000 Assessment Grant in 2015 followed by a \$300,000 Assessment in 2019, and a \$500,000 Assessment grant in 2022.

1) **Accomplishments:** Under its first EPA Grant (2015-2018), Martinsville completed seven (7) Phase I ESAs, four (4) Phase II ESAs (including 2 large industrial/manufacturing properties), along with associated project plans and two (2) redevelopment plans. Under their second EPA Grant (2019-2022), the City completed ten (10) Phase I ESAs, five (5) Phase II ESAs, seven (7) ACM/LBP surveys and multiple redevelopment planning efforts. Under their third grant (current, 2022-2026) City has completed seven (7) Phase I ESAs, five (5) Phase II ESAs and multiple redevelopment planning efforts. Over these 3 grant cycles, cumulatively assessments and redevelopment planning has been completed for 21 major sites and several hundred acres, **several of them now redeveloped** or in various stages of redevelopment. The City has successfully leveraged its EPA grants towards other public grants/funds as well as private investments to the tune of tens of millions of dollars redeveloping brownfields. Highlight brownfield projects where major redevelopment is ongoing or complete include the following:

- *American Furniture Plants #2, 11- 201, 209 Aaron St. – Phase I/II ESAs, remediation and redevelopment planning completed. Remediation followed by and integrated with redevelopment completed between 2022-2025; **\$10+Million in private, public investments** now open Aaron Mills Lofts Senior Housing Development.*
- *1 Ellsworth Street, Former BB&T Building – Completed Phase I/II ESAs, remediation planning and abatement; **\$13+Million private, public investments** on a seven-story transformation to a mixed-use hub w/63 affordable apartments, commercial space and rooftop event venue-nearing completion*
- *Former Maple Street Substation – environmental assessments complete and issues addressed; **site is now used for APCO battery storage power supply.***
- *Lot 100 Commonwealth Blvd.- Assessments complete, **new Amphitheater redevelopment planning ongoing.***
- *American Furniture Site 51 Lester - Assessments complete; **several million dollars public and private investments secured - mixed use development being pursued.***

(2) **Compliance with Grant Requirements** – From its previous EPA grants experience, the City has demonstrated its outstanding capability of successfully completing all work phases under the cooperative agreement. The City is familiar with and understands the necessity of developing work plans, creating and maintaining schedules, and assuring adherence to project terms and conditions. All required documentation was submitted in a timely manner and approved by EPA. Final site packages were submitted through ACRES and approved for all sites assessed. Final project closeout was accomplished, and all project funds were expended in compliance with the City's Cooperative Agreement requirements. Under its currently open EPA Grant (2022-2026), **as of October 1, 2025 the City has spent and drawn-down \$434,333, ~87% of its \$500,000 grant**, and is on track to successfully complete all intended activities and full investment of grant funds well ahead of its September 30, 2026 closing date.

CITY OF MARTINSVILLE, VIRGINIA
APPLICATION FOR USEPA’S BROWNFIELDS MULTIPURPOSE GRANT
NOTICE OF FUNDING OPPORTUNITY (NOFO) NO. EPA-I-OLEM-OBLR-25-03
ASSISTANCE LISTING NO. 66.818
APPLICATION –2.B & 4.A.5. THRESHOLD CRITERIA
January 22, 2026

1. a. APPLICANT ELIGIBILITY

The City of Martinsville (City) was incorporated in 1791. As a chartered political subdivision of the Commonwealth of Virginia, Martinsville is a **General-Purpose Unit of Local Government** and an eligible applicant for funding under USEPA guidelines having rights to conduct associated activities within the City’s incorporated limits under a USEPA Cooperative Agreement.

b. FEDERAL TAXATION UNDER SECTION 501(c)4 - TAX EXEMPT STATUS

Not Applicable. The City of Martinsville (City) is a **General-Purpose Unit of Local Government** and not covered under IRS code 501(c)4.

2. COMMUNITY INVOLVEMENT

The City has a long, rich history of community engagement and will continue to do so with future grant work.

City routinely uses council meetings open to public (which are also livestreamed across the City through local television), planning commission meetings/public meetings to discuss studies and plans, (e.g., community outreach events on the City’s Parks Improvement Plan - 2024, and community outreach events for the ongoing Comprehensive Plan update), regular meetings City Council has in the various neighborhoods (now in voting precincts) to better engage the public, and available online services. All these efforts have made it easier and more convenient for public engagement in the City including on site reuse and redevelopment. A highlight example of such community engagement on brownfields redevelopment involved the **multiple neighborhood and City Council meetings presenting and receiving community input on remediation and redevelopment of the Aaron Mills Senior Housing that fully opened in October 2025 at the location of the former, burnt down Brownfield site American Furniture #2 and 11 Plants on Aaron Street**, a site that has benefited from the City’s past USEPA Brownfields grants to complete assessments and remediation planning, and eventually leveraged to attract other private and public investments to complete remediation and this redevelopment.

In addition, City will engage a citizen board made up of members from the community to participate in the **Martinsville Brownfields Redevelopment Advisory Group (Martinsville BRAG)**, which will advise sustainable brownfields redevelopment and will serve as brownfields ambassadors, advisors, and a steering committee throughout the project, bringing their community vision and expertise in business, construction, health care, and real estate, as relevant. The community involvement and communications component of the proposed brownfields assessment program, which is described in greater detail in the City’s narrative proposal – **Community Need and Community Engagement Sections 2.e-h**, includes (1) regular team meetings, (2) project updates at advertised public meetings, particularly at meetings and work sessions of the City Council and Planning Commission, (3)

maintaining a brownfields project information section on the City's website, (4) preparing printed materials, e.g., program brochures, and media releases to disseminate project updates and program success stories. As with its two previous and current USEPA grants (2015, 2019, 2022-ongoing), the City will also extend its outreach efforts to include opportunities for citizens to review project deliverables, especially remediation and redevelopment plans, through presentations to local business and civic organizations and through small group and neighborhood meetings, open house events and planning charrettes, facilitated by the City staff, and supported by QEP and BRAG where needed, to allow a broad range of community perspectives.

3. TARGET AREA:

Previous Martinsville EPA Brownfields grants while invested citywide, focused on Uptown Martinsville (area between E. Commonwealth Blvd. and E. Market St.) and the northwest quadrant, worked to offer clean, redeveloped sites for business and residential opportunities. Uptown Martinsville now offers quaint shops and restaurants within a walkable downtown, a historic building district, two community colleges, and the Virginia Museum of Natural History. Several other sites assessed elsewhere in the City have shown remarkable redevelopment as mixed-use commercial/residential properties, market rate housing, a new amphitheater development, low-to-moderate income (LMI) housing and a senior living housing complex that opened in October 2025 at the location of the former American Furniture Plants #2 & 11, a site that burnt down in 2014 and was a significant threat to the health and safety of the residents in the community.

*Areas adjacent to and beyond Uptown, primarily the areas **South and West of Uptown are now the primary Target Areas for this proposal.*** The target area has several brownfields sites (City has shortlisted around 20 sites and over a hundred acres in this Target Area) with known and suspected environmental conditions including petroleum products and hazardous materials in the soil, onsite debris, groundwater and vapor, as well as asbestos containing materials (ACM) in many buildings and in burnt debris. Several of these sites are amid residential neighborhoods with threats to human health from onsite environmental conditions and hazards as well as storm runoff and airborne migration of contaminants. Revitalization of these areas will help address health risk to its residents, and increase the Uptown boundary, thus providing opportunities for further commercial and residential redevelopment, linking the arts and science museums area to Uptown, and bringing renewed potential to blighted properties.

4. AFFIRMATION OF BROWNFIELD SITE OWNERSHIP:

The City of Martinsville is the **legal owner of Priority Sites # 1 and #2** consisting of the former VM Draper Manufacturing Site 100 S Jackson Street and the former City School Bus Garage Site at 60 Fayette Street, both of which meet the definition of and are eligible brownfields sites. The City has owned Priority Site #1 since 2025 and is not liable for contamination at the site. The City has owned Priority Site #2 since 1938 and as such is an eligible brownfield site in accordance with the regulations. **Proof of City ownership for these sites (recorded deeds) is included as attachment to this document.**

The City of Martinsville affirms that they own the above mentioned Priority sites #1 and #2 that meet the CERCLA § 101(39) definition of a brownfield **and is:** a) not listed (or proposed for listing) on the National Priorities List; b) not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and

c) not subject to the jurisdiction, custody, or control of the U.S. government. City affirms that to its knowledge these priority sites are eligible for Brownfields Funding under CERCLA § 104(k).

5. USE OF GRANT FUNDS:

Besides the other Tasks described in the Narrative Proposal that include Cooperative Agreement Oversight, Brownfields Inventory, Prioritization, Site Selection, Community Outreach and other required activities, **City of Martinsville aims to spend ~90% of these grant funds towards site-specific activities including assessments, remediation plans, redevelopment plans and remediation including ~34% towards site remediation.** City has identified approximately 20 sites in the target area including the 4 priority sites described in the *Narrative proposal document (Section 1.b, Page 2, Section 1.c, Page 3)*. The City aims to use these multipurpose grant funds to complete the following Tasks; section and page number of their mention in the *Narrative Proposal document are shown in parenthesis following each Task*:

- Fifteen (15) Phase I Environmental Site Assessments (ESA) (*Section 3, Task 3, Page 8, 9; & Section 3.e. Budget Table Pages 10, 11*)
- **Four (4) Phase II ESAs** (*Section 3, Task 3, Page 8, 9; & Section 3.e. Budget Table Pages 10, 11*)
- Six (6) Analysis of Brownfields Cleanup Alternatives (ABCA)/Remediation Plans (*Section 3, Task 4, Page 9; & Section 3.e. Budget Table Pages 10, 11*)
- Seven (7) site-specific redevelopment plans (*Section 3, Task 4, Page 9; & Section 3.e. Budget Table Pages 10, 11*)
- Two area-wide redevelopment plans/studies (*Section 3, Task 4, Page 9; & Section 3.e. Budget Table Pages 10, 11*)
- **Remediation – Priority Sites #1 and #2** (*Section 3, Task 5, Page 9, 10; & Section 3.e. Budget Table Pages 10, 11*)

For Priority Sites #1 and #2 City has previously completed varying levels of environmental assessments. Additional assessments, remediation and redevelopment plans are required to be completed, as well as site remediation to include ACM abatement of several onsite buildings.

Below we describe where to find the required information in the Narrative Proposal:

- As indicated on *Narrative Proposal document Pages 2, 8, 9, 10 and 11*, the City plans to conduct the following:
 - **Priority Site #1 Former VM Draper Manufacturing – 100 S Jackson Street**
 - **Renewed Phase I ESA, supplemental Phase II ESA, ABCA/Remediation Plan, Redevelopment Plan; & site remediation to consist of UST removal and disposal, soil/vapor remediation as may be needed, ACM removal and offsite disposal from 3 buildings, offsite removal and disposal of discarded transformers.**
 - **Priority Site #2 Former City School Bus Garage – 60 Fayette Street**
 - **Phase II ESA, ABCA/Remediation Plan, Redevelopment Plan, & site remediation to consist of 2xUSTs removal and disposal, vapor remediation as may be needed, ACM removal and offsite disposal from onsite building.**

Overall Plan for Revitalization of the Target Area: City of Martinsville has done extensive planning

over the past few decades including preparation and updating of the following plans that inform/drive brownfields redevelopment in the City: ***Uptown Martinsville Revitalization Plan (2010)***, ***Comprehensive Plan 2021*** (the major Plan that guides brownfields redevelopment, as well as informs and supports many of the City's other Plans; **current update ongoing, expected to be final in summer of 2026**), Capital Improvement Plan (annually updated), and ***Parks Improvement Plan (2024)***. All City Plans are finalized through public engagement throughout the Plan development process through Public engagement methods described under **Item 2 of this document-Community Involvement**. For example, the ongoing Comprehensive Plan update Community involvement sessions were previously completed including in Spring of 2025 and input incorporated into the ongoing Plan updates. Multiple future Community Involvement sessions are anticipated in Spring 2026; the next City Council and Planning Commission review session is on January 27, 2026.

The proposed redevelopment of the priority brownfields sites and target areas are consistent with the collective and in some cases site-specific goals noted in these Plans. The current intended redevelopment for Priority Sites 1-4 is consistent with the City's redevelopment goals for those neighborhoods/corridors. The City still intends to perform site-specific redevelopment due diligence and prepare/update redevelopment/reuse plans under this grant for these priority sites and up to a total of 7 sites; site reuse/redevelopment in these plans will be consistent with the cumulative land use and development goals mentioned in the City Plans listed further above.

6. EXPENDITURE OF EXISTING GRANT FUNDS

The City of Martinsville/applicant affirms it does have an active EPA Brownfields Assessment Grant (Account #4B95301901; 2022-2026). As of October 1, 2025, **the applicant has drawn down and disbursed \$434,333 or ~87% of the current grant value of \$500,000.** Copy of financial record generated from the Automated Standard Application for Payments (ASAP) system showing total drawdown and remaining grant funds as of September 30, 2025, is attached to demonstrate drawdown of funds and as proof of the City of Martinsville meeting this requisite Threshold criteria.

7. NAMED CONTRACTORS AND SUBRECIPIENTS

Not applicable – the City/applicant has not identified a procurement contractor nor subrecipient to conduct work proposed in this application.

OPTIONAL APPLICATION ITEMS

4.A.6 - GRANTS.GOV LOBBYING FORM

City of Martinsville has completed this form and submitted with this application.

4.A.7 - NEGOTIATED/INDIRECT COST RATE

Not Applicable. *City of Martinsville is not proposing to charge indirect costs to the USEPA Grant.*