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Governor
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NORTH CAROLINA
Environmental Quality

Application Information Sheet

RE: FY2026 EPA Community-wide Assessment Grant for States and Tribes

The North Carolina Department of Environmental Quality (DEQ) is pleased to submit this proposal for the FY2026 Brownfields Assessment Grant funding for States and Tribes. Included herein is the information requested in the grant solicitation.

1. Applicant Identification	North Carolina Department of Environmental Quality Brownfields Redevelopment Section 217 W. Jones Street Raleigh, NC 27603
2. Website URL	https://www.deq.nc.gov/about/divisions/waste-management/brownfields-redevelopment-section
3. Funding Requested	Grant Type: Community-Wide Assessment Grant for States and Tribes Federal Funds Requested: \$2,000,000
4. Location	State of North Carolina
5. Target Area, and Priority Site Information	<p>Target Areas: Town of Woodfin City of Kings Mountain Jackson County Town of Boonville Town of Taylorsville Halifax County Northampton County</p> <p>Priority Sites: Elk Mountain Landfill: 70 Old Beaverdam Creek Road, Woodfin, NC 28804 Kings Mountain Herndon Property: Tax Parcel No. 13912, 13926, 55628 T&S Hardwoods: 3636 Skyland Drive, Sylva, NC 28779 Boonville School: 3801 River Road, Boonville, NC 27011 Taylorsville Memorial Hospital: 180 NC 16 Hwy S, Taylorsville, 28681 Halifax Patch Rubber Road: 1729 Patch Rubber Rd, Weldon, 27890 Odom Prison Facility: 485 Odom Prison Road, Jackson, 27845</p>



6. Contacts	Project Director: Bruce Nicholson Brownfields Section Chief 1601 Mail Service Center Raleigh, NC 27699-1601 (919) 707-8330 Bruce.Nicholson@deq.nc.gov	Chief Executive/Highest Ranking Elected Official Dr. Reid Wilson Secretary, NC DEQ 1601 Mail Service Center Raleigh, NC 27699-1601 (919) 707-8661 Reid.Wilson@deq.nc.gov
7. Population (2024 U.S. Census)	Boonville: 1,215 Jackson: 413 Kings Mountain: 11,797 Taylorsville: 2,294 Sylva: 2,582 Weldon: 1,372 Woodfin: 8,158	
8. Other Factors		Page #
Community population is 15,000 or less.		6
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.		N/A
The priority site(s) is impacted by mine-scarred land.		N/A
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).		2, 3
The priority site(s) is in a federally designated flood plain.		2, 3
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.		N/A
The reuse of the priority site(s) will incorporate energy efficiency measures.		N/A
The proposed project will improve local climate adaption/mitigation capacity and resilience to protect residents and community investments.		5
30% or more of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section I.A. , for priority site(s) within the target area.		N/A
The priority site(s) is located within a community in which a coal-fired power plant has recently closed (2014 or later) or is closing.		2
9. Letter from The State or Tribal Environmental Authority		Not applicable; State of North Carolina is the Applicant.
10. Releasing Copies of Applications		Not applicable.



Narrative

1. Project Area Description and Plans for Revitalization

1.a. Overview of Brownfield Challenges and Description of Target Area - The North Carolina Department of Environmental Quality (DEQ) Brownfields Redevelopment Section (BRS) has identified three distinct geographic boundaries for proposed Assessment grant activities within as North Carolina, as outlined in the table below. Within each geographic range, BRS will initially focus on seven target areas, each containing a priority site based on community need and economic development potential. Many of these communities have experienced disproportionate growth compared to the State’s overall upward trajectory, resulting in elevated unemployment rates and limited industry expansion. Ensuring that all ~11 million North Carolinians have access to job security, strong economies, and essential community resources is critical for the success of the entire State to support each county’s varying population sizes, dominant industries, and economic development trends. Partnering with communities in the geographic area based on demonstrated need enables BRS to support redevelopment in regions experiencing shrinking GDPs, limited business growth, low employment rates, and sensitive populations facing adverse health conditions associated with environmental risk. Below is an introduction to our geographic and target areas.

Geographic Area (# Counties)	Mountains (31)
Geographic Area History	The Appalachian Mountains are characterized by high peaks and dense forests, attracting tourists drawn to natural beauty, outdoor recreation, and centuries of history. Prior to the California Gold Rush, miners first settled here in search of gold, a tourist pastime that still endures. Today, the region’s economy is supported by tourism, educational services, health care, and social assistance. Such rich history lends itself to environmental concerns from former industries such as textiles and mining that may hinder redevelopment and growth. Further, the devastating damage to property, local businesses, and recreational spaces such as greenways from Hurricane Helene (2024) idled properties that require assessment prior to reuse. CWAG-ST funding will directly support assessment of historical contamination and Helene recovery.
Target Areas (TA) / Priority Sites (PS)	TA1 Town of Woodfin / PS1 Elk Mountain Landfill/ MSA Status: Yes/ Buncombe TA2 City of Kings Mountain / PS2 Kings Mountain Herndon Property/ MSA Status: No TA3 Jackson County / PS3 T&S Hardwoods/ MSA Status: No
Geographic Area (# Counties)	Piedmont (34)
Geographic Area History	Home to NC’s largest metropolitan areas (Charlotte, Raleigh, and Greensboro), the Piedmont has been shaped by manufacturing and textile mills since the 1700s. Although home to some of NC’s largest employers (banking and technology), many counties within the region have not attracted these sectors and continue to experience unemployment rates higher than the state average. Abandoned mills in this target area have stifled some economic growth due to liability concerns for past releases. CWAG-ST funding will spur redevelopment

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	of known contaminated sites by assessing risk and incentivizing developers hesitant of liability.
Target Areas (TA) / Priority Sites (PS)	TA4 Town of Boonville / PS4 Boonville School / MSA Status: Yes/ Winston Salem TA5 Town of Taylorsville / PS5 Taylorsville Memorial Hospital/ MSA Status: Yes/ Hickory-Lenoir-Morganton
Geographic Area (# Counties)	Coastal Plain (35)
Geographic Area History	Proximal to the Atlantic Ocean, the area boasts recreation and an agricultural economy of cash crops like cotton and tobacco. However, consistent with a rural/agricultural economy, approximately half of the counties in this region have unemployment rates above the national average. In addition to standard environmental concerns, agrarian usage presents a unique set of environmental concerns that must be addressed to revitalize small farm towns. CWAG-ST funding will assess contamination for redevelopment, leading to the creation of new businesses and resulting in increased job opportunities to address low unemployment rates.
Target Areas (TA) / Priority Sites (PS)	TA6 Halifax County/ PS6 Halifax Patch Rubber Road / MSA Status: No TA7 Northampton County / PS7 Odom Prison / MSA Status: No

1.b. Description of the Priority Brownfield Priority Sites (PS) - Each of the initial seven target areas were selected based on community need and dedication to seeking redevelopment and improved community welfare. While priority sites were selected based on readiness to proceed with assessment and redevelopment, additional Brownfields Sites are undoubtedly present within each target area with varying degrees of contamination and risk. More details about how BRS will work with communities to identify additional sites can be found in section 1.c. Below is a discussion of the specific priority sites and environmental concerns selected for initial evaluation within each Target Area.

PS1: Elk Mountain Landfill/ 70 Old Beaverdam Rd, Woodfin – Adjacent to Beaver Dam Creek and near the French Broad River (portions of which are in the floodplain as a result) in Woodfin, north of the economic hub of Asheville, the Elk Mountain Landfill (156 acres) is situated within a community whose economy relies largely on limited manufacturing and recreation with a large residential population. Historically, the entire property operated as a landfill until the 1980s, briefly as a golf course in the 1990s, and is now predominantly privately owned. Buncombe County and the Town of Woodfin are partnering to expand recreational opportunities within the area to increase tourism funds and access to recreational facilities. These two agencies will work in partnership with property owners to obtain a ROW to install a greenway along the southern portion that connects five miles of existing greenways. Prior to this, the greenway layout must be evaluated for any mitigative needs from the former landfill.

PS2: Kings Mountain Herndon Property/ Parcel #13912, 13926, 55628, Kings Mountain – Conveniently situated adjacent to an existing City park is 10.293ac of undeveloped land with Potts Creek on the western border. Plans for expansion of the park to this parcel is hindered by nearby industrial operations that have impacted the property. Available environmental data is limited, and assessment is necessary to evaluate mitigation measures necessary if the City of Kings Mountain is to proceed with increasing recreational access to its citizens.

PS3: T&S Hardwoods/ 3635 Skyland Drive, Sylva – This former lumber processor on 43.04ac and adjacent to Scott Creek to the south (portions of which are in the floodplain as a result) operated in Sylva adjacent to Scott Creek from the 1970s until 2024 when closure was forced due to declining timber markets. Many of the former process areas such as tanks and chemical storage areas remain. These operations resulted in environmental concerns that have hindered development interest, despite the need for industrial investment. Sylva and Jackson County seek to expand economic development opportunities which make up 57% of the Town’s economic growth¹ and capitalize on proximity to the Blue Ridge Parkway as a tourism destination. This site is a prime location for public/private partnership redevelopment once environmental concerns are evaluated to determine mitigation strategies.

PS4: Boonville School/ 3801 River Road, Boonville– Situated in a residential setting and constructed ca.1940s with the original buildings remaining, this 8.68 ac site was the first K–12 public school for African Americans in Yadkin County. Previously, these students only had education access through the 7th grade. Built on land donated by Educator E. Leroy Cundiff the school served students until the 1960s and was later an office by the Yadkin County Economic Development District. Currently vacant, this piece of Yadkin County history languishes and has potential to fill a recreation and community space need in the area, pending evaluation of environmental concerns (out of use UST, PCB concerns, and other RECS) identified during a recent Phase I Environmental Site Assessment (ESA).

PS5: Taylorsville Memorial Hospital/ 180 NC 16 Hwy S, Taylorsville –On 12.65ac near downtown, the former Taylorsville Memorial Hospital (Est. 1948) served rural residents until 2003. Unable to operate without financial loss to owners, the hospital closed and has been a drain on community resources. Occasional use as a fundraiser property has raised \$35,000+ for the local community. The structures are in significant disrepair, which makes private redevelopment untenable for a community desperate for affordable housing. The Town and property owner have a public/private partnership planned to address these needs pending environmental assessment of out of use USTs and potential for orphaned USTs from former site operations.

PS6: Halifax Patch Rubber Road/ 1729 Patch Rubber Rd, Weldon -Within the Becker Industrial Park is a 26ac undeveloped parcel that adjoins I-95 and the Roanoke River (portions of which are in the floodplain as a result). This parcel is prime for investment save for nearby industrial environmental releases impacting the property. I.e., the southern upgradient property is in the DEQ REC Program for chlorinated solvent impacts and presents significant environmental concern to any redevelopment of the priority site without mitigation. Halifax County is pursuing acquisition of PS6 for industrial use to stimulate economic growth pending environmental assessment to determine mitigation measures.

PS7: Odom Prison / 485 Odom Prison Rd, Jackson – Constructed in 1961, this property served as a state prison until 2019 when staffing shortages and operational challenges forced closure and relocation of occupants to nearby correctional facilities. This 70.08ac parcel adjacent to the Roanoke River (portions of which are in the floodplain as a result) consists of former prison buildings and a farm for subsistence and local sales. In 2021, the facility was transferred to Northampton County, who plans to transition use to an industrial park pending evaluation of environmental concerns identified during a recent Phase I ESA including over 26 ASTs.

1.c. Identifying Additional Sites - Should grant funds remain after addressing the priority sites, BRS will identify additional sites through the Brownfields Community Network (BCN), a

¹ *GDP by County, Metro, and Other Areas | U.S. Bureau of Economic Analysis (BEA).* (2018). Bea.gov. <https://www.bea.gov/data/gdp/gdp-county-metro-and-other-areas>

partnership of municipal leaders, regional councils of government, and BRS staff developed in 2022. Prioritization criteria have been established in the existing CWAG-ST grant based on BRS and EPA statutory definition of a Brownfields Property, extent of environmental information available, demonstrated County and Municipality need such as: 1. county tier; 2. economically impaired community; 3. financial insecurity; and 4. resiliency concerns such as flood or other extreme weather risk. Consistent with EPA priorities, additional emphasis will be placed on identifying sites in communities that have not previously benefited from EPA Brownfields grant resources. BRS will also ensure that site selection reflects a balance of properties located in both metropolitan and non-metropolitan statistical areas, supporting balanced access to Brownfields assistance across various geographic and community contexts.

Revitalization of Target Areas

Compounded with evaluating priority sites, BRS will continue public outreach to identify additional partner communities to support broader economic expansion goals across the State. This work aligns with EPA's "Powering the Great American Comeback" Initiative, with emphasis on Pillar 1: Clean Air, Land, and Water for Every American and Pillar 3: Permitting Reform, Cooperative Federalism, and Cross-Agency Partnership. Utilizing grant funding, BRS will assist languished properties to offset the costs of environmental assessments, evaluate highest and best property development plans, and realize potential for reuse, promoting economic growth and conserving green space.

1.d. Reuse Strategy and Alignment with Revitalization Plans

PS1: Elk Mountain Landfill – As part of a larger recreational upfit to the area, the Town of Woodfin and Buncombe County are poised to redevelop sections of the landfill into a greenway for accessible recreational activities for its residents and visitors. This section of Greenway will connect the existing Woodfin Greenway from Reynolds Mountain to the River Arts District in Asheville. The *Buncombe County Greenways & Trails Master Plan (2012)* identifies this project as a high priority. Planned recreational attractions in the area that will complement this project include a boat launch, designated picnic space, and a fixed river surfing wave for water sports.

PS2: Kings Mountain Herndon Property - Adjacent to a city park, the City of Kings Mountain plans to expand the park and ball fields onto this parcel. As noted in their most recent *Parks and Recreation Master Plan (2024)*, the City is currently obtaining additional land area for increased recreational spaces for the community, increasing access to recreational space and expanding recreational resources.

PS3: T&S Hardwoods - Jackson County's *2020 Comprehensive Economic Development Strategy Plan* prioritizes the creation of a sustainable and growing workforce through small businesses and investment opportunities. To combat recent job loss and an observed shift in industry, Jackson County intends to repurpose this site through public/private partnership that features a job training center with the local community college as well as industrial occupants. Through this grant, the property will be sampled for contaminants to define mitigation strategies through a BRS Brownfields Agreement.

PS4: Boonville School - According to the *Yadkin County Comprehensive Land Use Plan (2023)*, the County is committed to support of the community, its members, and to enhancing community values and culture through the creation of shared spaces. To such end, the County will revitalize and reinvent this landmark property by removing ancillary structures to make space for a park, renovate the gym for athletics and community space, and revitalize the original school building into a museum.

PS5: Taylorsville Memorial Hospital - A growing demand for housing in Alexander County has resulted in increased housing costs and significant reduction of available inventory that has stifled residential growth in the area. According to the County's *2045 Comprehensive Plan*, 44% of survey respondents cited "availability" as the largest barrier to housing. To address this, the County is evaluating the former hospital for high-density residential with an emphasis on affordable housing.

PS6: Halifax Patch Rubber Road – Situated within an existing industrial park and proximal to I-95, this site is ideal for commercial redevelopment, which aligns with and advances local land use and revitalization goals for the area. Unfortunately, environmental concerns from the nearby industrial operations have hindered interest from private parties. The County intends to complete environmental assessment to outline mitigation measures for future industrial use.

PS7: Odom Prison – The *2040 Comprehensive Plan* for Northampton County details efforts to drive business development through grants, incentives, and collaboration with local municipalities and the State. Following closure in 2019, the site was transferred to Northampton County with hopes of reestablishment as a local jail. On reflection, the County has opted to demolish and repurpose the site for industrial use as reflected in their 2040 plan.

1.e. Outcomes and Benefits of Reuse Strategy - The proposed revitalization plans for the priority sites are designed to protect environmental health and public safety while advancing economic revitalization, expand public and recreational amenities, preserve historically significant assets, create local job opportunities, and increase resilience from future impacts of extreme weather events and natural disasters. As summarized below, each Priority Site offers benefits that respond to local community needs while contributing to broader regional goals for sustainable development, job creation, and access to public spaces.

PS1: Elk Mountain Landfill – Expansion of the areas greenways will increase the region's recreational assets, offering health benefits to a population recently devastated by Hurricane Helene. The project will also support floodway preservation, protecting life and property during flooding events. Extended greenway paths will connect to The Wave, a future development to host national water sports competitions, further increasing tourism, economic growth, property values and attracting developers for investment.

PS2: Kings Mountain Herndon Property – Increasing access to and investing in the City's community park facilities will allow children and families will participate in active lifestyles, community engagement, and neighborhood cohesion.

PS3: T&S Hardwoods - Sylva has an unemployment rate of 4.4%, (state average 3.8%). Redevelopment into an industrial park will attract business investment and create job opportunities without encroaching on greenfield spaces. As the property is vacant with exposed soils adjacent to a creek, proper redevelopment will also increase resiliency to extreme weather events.

PS4: Boonville School - Investing in the former Boonville School site will provide Yadkin County residents with safe and engaging public spaces. The museum will preserve the legacy and contributions of E. Leroy Cundiff, while the park and updated gymnasium will promote both physical and social well-being for community members. Preserving and renovating aging structures will also increase resilience to future extreme weather events and improve site drainage.

PS5: Taylorsville Memorial Hospital - The Town of Taylorsville in Alexander County is committed to increasing its affordable housing inventory. Renovation of this property will do so while supporting the community's aesthetics, environmental safety, neighborhood resilience, and social cohesion. Preserving and renovating the dilapidated structure will also increase resilience to future extreme weather events.

PS6: Halifax Patch Rubber Road - With industrial redevelopment, Halifax County expects strengthened economic resilience through job growth and private investment. The County will also leverage existing infrastructure within the industrial park.

PS7: Odom Prison – Transforming the vacant prison into an industrial complex will create employment opportunities and increase industrial-based income in the region. Investment will also drive growth in GDP, population, and economic opportunities for local investors.

1. f. Resources Needed for Site Reuse - In addition to community leveraged resources, BRS will leverage EPA Assessment funds to conduct assessments and work with interested non-causative parties to record Brownfields Agreements with NC BRS. A BRS Agreement provides tax incentives on redeveloped properties and liability protections that will further incentivize private investment for development. Funds will also be utilized as necessary to complete site specific feasibility evaluations to guide communities in redevelopment options that provide the highest return on investment and community benefit. Having environmental site assessment results and targeted redevelopment goals situates property owners and municipalities to seek additional resources and interested development entities that will place properties in the right hands for productive and responsible reuse. Certain priority sites have already begun to identify and receive additional funding sources to advance these goals: **PS1** received a North Carolina Department of Transportation (NCDOT) grant for \$4M+ Federal Highway Administration (FHWA) funds, and has received a \$14k grant from the Buncombe County Tourism Development Authority; **PS3** received \$92k from the NC Rail, the Duke Site Readiness Program, and has a pending application for EDA Disasters Funds.

1.g. Use of Existing Infrastructure - Each priority site benefits from existing infrastructure that will support efficient site evaluation and future redevelopment, reducing costs and timelines for partner communities. Several sites retain original structures and utility connections, including, T&S Hardwoods (PS3), Boonville School (PS4), Taylorsville Memorial Hospital (PS5), and the Odom Prison (PS7), all of which have existing water and sewer service capable of supporting intended reuse. The Elk Mountain Landfill (PS2) is similarly served by water and sewer and includes several remaining ancillary structures slated for demolition to facilitate redevelopment. The Kings Mountain Herndon Property (PS2) contains existing sewer lines that can support reinvestment efforts. While the Halifax Patch Rubber Road site (PS6) contains no remaining structures, it is fully served by water, sewer, natural gas, and broadband, making it well-positioned for redevelopment. Collectively, these assets enable communities to capitalize on existing infrastructure and advance redevelopment in a cost-effective and sustainable manner.

2. Community Need and Community Engagement

2.a. Community's Need for Funding - While North Carolina has experienced economic growth in recent years, the target areas and priority sites selected have disproportionately experienced economic development and as a result are economically distressed comparatively and lack the resources to pursue environmental assessment that would lead to the (re)development of the Priority Sites. Specifically, each priority site municipality houses <15k residents. While larger local governments have access to higher tax bases and revenue streams, the costs of environmental assessments can cost municipalities over \$100,000. By assisting rural and smaller-sized areas, environmental assessments conducted with assessment grant funds will be catalysts for property acquisition and redevelopment, strengthening regional economic growth. Additional benefits include job creation, revitalized industries, increased recreational opportunities, and enhanced cross-agency partnerships. BRS will provide the expertise and framework to manage grant funds for environmental assessment while engaging the target area communities for input regarding

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development potential and viable end use. BRS has a strong track record of collaborating with developers and community partners, integrating proactive “endpoint thinking” into assessments, and implementing institutional controls that enable redevelopment of contaminated properties. This strategy has proven successful, resulting in over \$33 billion in Brownfields redevelopment investment to date and over \$20 billion in committed investment.

2.b. Health or Welfare of Sensitive Populations - The initial target areas of this grant have sensitive and at-risk population that will benefit from the environmental assessment and reuse of the priority sites. If not addressed during redevelopment, the Priority Sites present environmental risks associated with the short- and long-term health and of sensitive populations, including children, the elderly, and pregnant individuals. The target area populations are particularly vulnerable to environmental contamination due to physiological sensitivity. Contamination of soil, groundwater, soil gas, and indoor air can increase the risk of cancer, asthma, and birth defects, including infant mortality and pre-term births. This grant will directly address the health of sensitive populations by identifying contamination and exposure pathways. The Target Areas of Woodfin (TA1), and Kings Mountain (TA2), Boonville (TA4), will benefit from increased access to recreational space, improving health and welfare of citizens. The target areas of Jackson County (TA3), Taylorsville (TA5), Halifax County (TA6), and Northampton County (TA7) will benefit from industrial growth and job creation from citizens. Each of the assessment projects are expected to act as catalysts for the growth and well-being of citizens within the target areas.

2.c. Greater Than Normal Incidence of Disease and Adverse Health Conditions - Instances of disease and adverse health conditions are evaluated on a county basis below for the target areas (even if a target area is less than the full county) and compared to the State average (**bold** > state average). Greater-than-normal incidences may be associated with exposure to hazardous substances, pollutants, contaminants, or petroleum on priority or other impacted sites. While birth defects are not captured as a statistic, infant mortality and pre-term birth are indicators of reproductive issues within a population. This grant will directly address the incidence of disease and adverse health conditions by identifying environmental impacts on the priority sites, evaluating exposure pathways, and recommending mitigation strategies for safe site reuse that will provide residents of the target areas safe access to services that will improve their quality of life.

Priority Site	Cancer Mortality ¹	Asthma Hospitalizations	Infant Mortality	Pre-Term Birth
TA1 Woodfin	136.9	19.16	5.2	11
TA2 Kings Mountain	184.3	13.17	7.6	11.3
TA3 Jackson County	130.5	8.73	5.3	16.9
TA4 Boonville	167.2	5.9	11.1	12.1
TA5 Taylorsville	158.1	12.13	5.1	9.6
TA6 Halifax County	195.9	19.48	10.8	13.4
TA7 Northampton County	130.5	8.73	5.3	16.9
State Average	153.10	9	6.8	10.7

1: 2022, Per 100,000. Reports by NC Division of Public Health and Center for Health Statistics. <https://www.dph.ncdhhs.gov/programs/state-center-health-statistics>.

2.d. Economically Impoverished/Disproportionately Impacted Populations - Many of the Target Areas included in this application are in economically impoverished counties that have experienced disinvestment associated with industrial and governmental operations and policies. Legacy impacts have discouraged developers from investment and business development, resulting in higher unemployment rates and decreased GDP and job growth rates as compared to

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the State average (**bold** > state average). As shown in the data table below, each of the Target Area’s perform in at least two economic categories below the state average. Low development, high unemployment rates, slow GDP rates, and stunted job growth rates all contribute to poverty and can be addressed through the assessment and redevelopment of Brownfield sites. This grant will directly address disproportionately impacted populations and economic decline by identifying eligible sites for redevelopment, incentivizing municipal engagement, creating jobs, and boosting local economies.

Priority Site	Development Tier ¹	Unemployment Rate ²	GDP Rate ²	Job Growth Rate ²
TA1 Woodfin	2	4.2	3.3	-4.4
TA2 Kings Mountain	1	4.6	6	2.7
TA3 Jackson County	2	3.8	0	4.3
TA4 Boonville	2	3.2	-2.1	-4.3
TA5 Taylorsville	1	3.9	5	0.5
TA6 Halifax County	1	4.6	-1.1	2.4
TA7 Northampton County	2	4.2	-5.8	-14
State Average	NA	3.7	4.4	0.5

1: <https://www.commerce.nc.gov/grants-incentives/county-distress-rankings-tiers>

2: Average rates (%) for each TA county from 2019-2024. <https://www.commerce.nc.gov/data-tools-reports/labor-market-data-tools/labor-market-publications#AreaDemographicProfiles-263>.

Community Engagement

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

BRS has proactively developed a support network that is engaged in championing community revitalization and site reuse of priority sites.

Organization/Entity/Group	Point of Contact	Purpose, Mission, and Specific Role
Statewide Partners		
Development Finance Initiative (DFI)	Eric Thomas - ethomas@sog.unc.edu	3
Target Area 1 - Mountains		
Buncombe County Government	Chloe Donohoe - chloe.donohoe@buncombenc.gov	1, 2, 4
City of Kings Mountain Government	Henry Earle - henry.earle@cityofkm.com	1, 2, 4
Jackson County Economic Development Department	Tiffany Henry - tiffanyhenry@jacksonnc.org	1, 2, 4
Southwestern Community College	Scott Sutton - scotts@southwesterncc.edu	2, 3
Southwestern Commission Council of Government	Anne Wade - anne@regiona.org	2, 3
Target Area 2 – Piedmont		
Town of Taylorsville Government	Nathan Hester - nhester@taylorsvillenc.com	1, 2, 4
Taylorsville Development Alliance	Carrie Lackey - clackey@taylorsvillesavings.com	2, 3, 4

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Yadkin County Government	Michael Silverman - msilverman@yadkincountync.gov	1, 2, 4
Yadkin County Schools	Anthony Davis - Anthony.davis@yadkin.k12.nc.us	2, 3
Yadkin County Parks & Recreation	Caleb Poplin - poplin@yadkincountync.gov	2, 3
Target Area 3 – Coastal Plains		
Halifax County Economic Development Commission	Cathy Scott - cathyscott@halifaxdevelopment.com	1, 2, 4
Northampton County Economic Development Commission	Derek Bennett - derrick.bennett@nhcnc.net	1, 2, 4

* Purpose, Mission, and Specific roles: **1.** Facilitation of Site Selection and redevelopment planning including outreach to interested development parties and grant resources for recreational reuse; **2.** Community Outreach and cultural liaison facilitating community meetings, engaging residents in site reuse preference; **3.** Enhancing redevelopment partnerships and providing development visioning services for use in community planning and engagement efforts; and **4.** Involvement in decision-making for site-selection, cleanup, and future reuse of brownfield sites.

2.g. Incorporating Community Input - This Assessment Grant will support the identification of Brownfields properties and facilitate assessment, redevelopment, and economic investment in our communities within the geographic ranges, with a strong emphasis on community engagement and transparency. BRS will be report progress in quarterly meetings to the local community, affected residents, and our listed partner organizations through the BCN. Community input will be solicited through virtual calls, in-person meetings at appropriate hours to allow maximum attendance from the working public, and open lines of communication to DEQ and Target Area Staff Representatives. BRS will also email meeting summaries, update the BRS website, and incorporate community feedback into site prioritization, community planning, and redevelopment goals. In addition to grant-funded activities, BRS will continue to utilize its own Brownfields resources to support community partners in area-wide planning efforts and evaluation of site selection for reuse. BRS will also work to connect community partners with additional resources to provide additional planning and redevelopment assistance.

3. Task Descriptions, Cost Estimates, and Measuring Progress

3.a. Project Implementation; 3.b. Anticipated Project Schedule; 3.c Task/Activity Lead and

3.d. Outputs: Task activities, schedules, and expected outputs are outlined in the table below.

Task 1 Cooperative Agreement Project Management
Activities: 1. Coordinate, manage, and track grant activities; 2. Prepare fact sheets and other educational materials for outreach; 3. Track progress and update ACRES; 4. Prepare Quarterly Reports and other grant-related documentation; 5. Manage project budget/ output; 6. Prepare Requests for Proposals (RFPs)/engage contractors; and 7. Engage up to 2 staff for National Brownfields Conference/Region 4 Meeting of States and Tribes, etc.
Schedule: 1st Quarter (Q) Prepare all documents for contracting process. Quarterly Report. Update ACRES. 2nd Q - duration of grant as needed (AN) Coordinate contractor(s) interviews and selection process. Quarterly Report. Update Acres. 3rd Q - AN Coordinate assessment activity. Attend conferences/workshops. Quarterly Report. Update ACRES.
Task Lead: Jordan Thompson assisted by Kaili Matiaco
Outputs: 1. 20 Quarterly Reports; 2. ACRES updates; 3. Attendance at National Brownfields Conferences and EPA R4 Conferences

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Task II: Community Engagement	
Activities: 1. Conduct outreach to municipalities, property owners, state agencies, etc. through social media, networking, email list serves, etc.; 2. Attend meetings to provide guidance and set goals for community site selection; 3. Assist communities to look toward future brick and mortar redevelopments for site selections including involving business leaders and lenders in site selection and focusing on what it takes to get to “Yes” on site loans; 4. Determine need for procuring interpretation and translation services; 5. Update outreach and media materials; and 6. Solicit local and regional prospective developers for involvement.	
Schedule: 2 nd Q – AN Continue outreach for partner communities and other communities within Target Areas; encourage steering committee development and additional site selection.	
Task Lead: Jordan Thompson assisted by Kaili Matiaco	
Outputs: 1. 10 Community meetings, in-person or online; 2. 10 priority site management teams consisting of local leaders; 3. Outreach materials including factsheets, and presentations. 4. Updated website and social media postings.	
Task III: Environmental Assessments	
Activities: 1. Prioritize/select sites within geographic regions, with focus on priority sites; 2. Prepare site eligibility forms and access agreements; 3. Task contractor(s) to complete Phase I ESAs, with AAI Checklists; 4. Engage contractor(s) to complete Sampling and Analysis Plans (SAPS) for Phase II ESAs; 5. Oversee selected contractor(s) completion of Phase II ESAs; 6. Update ACRES.	
Schedule: 1 st Q – 4 th Q Prepare site eligibility forms and access agreements of priority sites; 4 th Q – 16 th Q Identify and prioritize sites with partner communities. Prepare site eligibility forms, access agreements; 4 th Q – 14 th Q Complete Phase I ESAs and associated AAI Checklists on priority sites with later focus on additional sites selected; 8 th Q – AN Complete SAPs and Phase II ESAs on priority sites and additional selected sites.	
Task Lead: Jordan Thompson assisted by Kaili Matiaco	
Output: 1. Site eligibility forms and access agreements; 2. 15 Phase I ESAs, with AAI Checklists, in accordance with ASTM E1527-13; 3. 15 SAPs & 15 Phase II ESAs; 4. 10 SAPs for Extended Vapor Intrusion Phase II ESAs.	
Task IV: Reuse Planning/Communication	
Activities: Communicate with project stakeholders for future actions, including options for brownfields agreements, risk communication, redevelopment partner connections, and additional grant referrals to encourage redevelopment.	
Schedule: 8 th Q – AN Conduct site-specific stakeholder sessions in support of community vision and redevelopment.	
Task Lead: Jordan Thompson assisted by Kaili Matiaco	
Outputs: Project follow up status reported in 20 quarterly reports and ACRES Updates.	

3.e Cost Estimates

Estimated budget and cost categories are outlined below; For all tasks, grant funding represents 1 Full Time Employee (FTE):

Budget Categories		Project Tasks					Total
		Task I	Task II	Task III	Task IV	Admin	
Direct Costs	Personnel	\$38,371	\$287,784	\$38,371	\$19,186	\$0	\$383,712
	Fringe Benefits	\$14,527	\$95,137	\$14,527	\$8,326	\$0	\$132,516

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	Travel	\$5,000	\$20,000	\$5,000	\$0	\$0	\$30,000
	Equipment	\$0	\$0	\$0	\$0	\$0	\$0
	Supplies	\$0	\$5,000	\$8,216	\$0	\$0	\$13,216
	Contractual	\$0	\$10,000	\$1,173,000	\$200,000	\$0	\$1,383,000
	Construction	\$0	\$0	\$0	\$0	\$0	\$0
	Other	\$0	\$0	\$0	\$0	\$0	\$0
	Total Direct Costs	\$57,898	\$417,921	\$1,239,114	\$227,511	\$0	\$0
	Indirect Costs	\$5,756	\$43,168	\$5,756	\$2,878	\$0	\$0
	Total Budget	\$63,653	\$461,088	\$1,244,869	\$230,389	\$0	\$0

Task I – Cooperative Agreement Oversight: *Personnel:* Travel: Airfare/lodging/per diem costs for 1 staff estimated at \$1,000.00 per person. Supplemental travel costs beyond this will be shared by BRS fee receipts fund as needed.

Task II – Community Outreach: *Personnel:* Supplies: Costs are associated with 5 years of IT hardware, including 2 laptops (\$1,600 each), 2 monitors (\$150 each), 1 docking station (\$110), and 1 webcam (\$50), for a total of \$3,660. Other supplies related to graphics and software are expected to make up the remainder of the total. *Contractual:* Estimated 100 hrs at \$100/hr for EC to attend outreach events (not needed at all events) for a total of \$10,000; translation/interpretation services (to be procured by EC) and included in total. Documents/factsheets will be translated for non-English speakers by DEQ staff as an in-kind service.

3.f. Plan to Measure and Evaluate Environmental Progress and Results - BRS has well-established systems and procedures in place to track, measure, and evaluate environmental progress and results for EPA-funded brownfields activities. BRS will use these existing tracking mechanisms to monitor grant implementation, evaluate performance, and ensure timely reporting and accountability throughout the project period. Progress and timelines for all grant outputs and outcomes will be tracked and reported to EPA through regular communication with the EPA Project Officer, 128(a) semi-annual reports, CWAG-ST quarterly reports, and updates to EPA’s Assessment, Cleanup, and Redevelopment Exchange System (ACRES). Environmental progress will be measured through completed assessments in partnership with communities and continued engagement with stakeholders to attract private development, support site remediation/mitigation, and promote economic growth and job creation. DEQ has an established track record of success with submitting 128A semi-annual and CWAG-ST Quarterly Reports to EPA in a timely manner, which will continue for this grant, reporting assessments, success stories, and expenditures. Each of the assessed properties will be evaluated for suitability of entry into the BRS process for a Brownfields Agreement and/or applicability of an EPA Cleanup Grant application. BRS will continue to update ACRES property profiles during and beyond the grant period to capture long-term outcomes, redevelopment progress, and leveraged investments.

4. Programmatic Capability

4.a. Organizational Capacity - BRS was established in 1997 under the parent umbrella of the DEQ Division of Waste Management (DWM) and has grown into redevelopment leader for the citizens of North Carolina and an example of environmental stewardship across the Nation. Now in its 28th year, BRS continues to be a catalyst for local economies, having recorded over 760 Agreements representing over \$33 billion in private sector investment and developed around 13,000 reused acres. This experience uniquely qualifies DEQ to oversee grant tasks/activities that carry out and manage the CWAG-ST programmatic, administrative, and financial requirements.

4.b. Organizational Structure - The timely and effective expenditure of grant funds will be achieved through BRS’s existing organizational structure, which has successfully administered our

previous CWAG-ST grant since 2022. This structure supports the timely and successful selection of priority sites, engagement with contractors and partner communities, collaboration with redevelopment teams, and facilitation of Brownfields Agreements on sites that have historically been a burden to the State's citizens.

4.c. Description of Key Staff - BRS currently employs 26 staff members, primarily Project Managers, supported by inspectors, GIS specialists, two grants employees, and administrative personnel. As well as grants staff, resources will be allocated as needed to assist with grant implementation, providing in-kind support to ensure successful project outcomes.

Section Chief: Bruce Nicholson supervises all aspects of BRS, including site assessments, production of Brownfields Agreements, and stewardship of land use restrictions (LURs). He will be consulted in grant related activities that warrant supervisory review.

Grants Manager: Jordan Thompson will manage the grant's activities and serves as BRS' liaison to local governments and U.S. EPA Region 4 Brownfields staff, supporting Brownfields grant activities. She has prepared timely quarterly reports in ACRES for the 2022 CWAG-ST grant and will supervise contractor activities under this grant.

Project Assistant: Kaili Matiaco will support grant efforts, acting as assistant EPA liaison to partner communities and completing project management tasks. Ms. Matiaco has multiple years of federal grant management experience, such as drafting and overseeing applications and awards from the National Institute of Health (NIH) and Department of Defense (DOD).

Legal Advisor: BRS works with the NC DOJ who address legal matters as relates to BRS.

Financial Manager: Leslie Aycock serves as the Budget Officer for BRS and provides budgeting and expenditure oversight and prepares quarterly and annual reports for submission to EPA.

4.d. Acquiring Additional Resources - BRS works with the DEQ Financial Services Division for procurement that meets EPA 2 CFR § 200.1 compliance. Upon award, BRS will engage Qualified Environmental Professionals (QEPs) complete grant related contract work under the direction of BRS, with input from partner communities regarding selected properties.

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

As kept up to date quarterly in ACRES, BRS has leveraged our 2022 EPA CWAG-ST grant into 13 Phase I and II ESAs each, 3 Structural Evaluations, 2 Environmental Management Plans, and a wetlands survey to date, bringing redevelopment and reuse opportunities to 20 communities. Although the grant covers a 5-year period, BRS has utilized over \$1.5M as of 10/1/25; well over the 60% minimum threshold to reapply for an additional CWAG-ST grant. BRS has been a steward of EPA 128(A) grant funds for over 20. **Compliance with Grant Requirements:** To date, BRS has complied with the requirements of the previously awarded CWAG-ST grant, including timely quarterly report submittals, frequent check-ins with the EPA Project Officer, submittal of Site Eligibility Determinations and SAPs prior to site work. The remaining grant funds for the 2022 CWAG-ST grant are anticipated to be spent for site assessment work and personnel salaries for implementation of Brownfields Agreements to sites evaluated as part of the CWAG-ST process. BRS also has a successful history of compliance and efficient performance on its EPA 128(a) State Assistance Grant. BRS is highly sought after by lenders and other stakeholders across the State to facilitate redevelopment with hundreds of construction completions resulting from the 760+ brownfields agreements BRS has produced.

JOSH STEIN
Governor

D. REID WILSON
Secretary

MICHAEL SCOTT
Director



Attachment Threshold Criteria Responses

1. Applicant Eligibility

The North Carolina Department of Environmental Quality (NC DEQ) is a government entity, with its Brownfields Redevelopment Section (BRS) NCGS 130A310.30-49 *et seq.* and is eligible to receive the funds outlined in this grant application.

2. Community Involvement

BRS has identified multiple community partners within each initial target area within the State as outlined in the assessment application. Many of these ongoing relationships have existed for years, as we have supported brownfields grant applications from numerous local government entities using our 128(a) grant funds. Various partners have invited BRS to participate in their local brownfields efforts and have brought sites into the Section for Brownfields Agreements to facilitate redevelopment projects. Each partner will play a key role in the evaluation of target properties as well as identifying community needs and interests for redevelopment. BRS has also developed relationships with statewide partners that will assist in a wide range of redevelopment efforts. During our previous grant cycle, our team created a Brownfields Community Network (BCN) group that meets quarterly to discuss funding updates, grant opportunities, and how BRS is supporting redevelopment efforts across our target areas.

Outreach activities will be conducted to engage the communities for our seven identified priority sites, as well as future sites. These will be held as in-person or virtual town hall style meetings as needed to facilitate community involvement in site redevelopment. Interpretation and translation services will be procured as necessary, and any written materials will be distributed in the community's predominant language. Public information documents including assessment reports, public meeting presentations, etc. will be made available on the NC DEQ online LaserFiche portal and program staff contact information will be available for public inquiries.

3. Expenditure of Existing Grant Funds

BRS is currently expending 2022 CWAG-ST grant funds, with over \$1.5M spent as of 10/1/25 (ASAP Account Statement Attached), well over the 60% threshold. During this grant cycle, BRS has completed 13 Phase I and II ESAs each, 3 Structural Evaluations, 2 Environmental Management Plans, and a wetlands survey to date. Additionally, BRS has a strong record of efficient use of its EPA 128(a) grant funds, which have been received and effectively managed every year since first offered in 2003. Such funds have been used to leverage \$33 billion in private investment in North Carolina's brownfields properties as well as acting as a catalyst for area revitalization across the State.



4. Target Areas and Priority Sites

Target Areas:

- 1) Town of Woodfin
- 2) City of Kings Mountain
- 3) Jackson County
- 4) Town of Boonville
- 5) Town of Taylorsville
- 6) Halifax County
- 7) Northampton County

Priority Sites:

- 1) Elk Mountain Landfill
- 2) Kings Mountain Herndon Property
- 3) T&S Hardwoods
- 4) Boonville School
- 5) Taylorsville Memorial Hospital
- 6) Halifax Patch Rubber Road
- 7) Odom Prison

5. Named Contractors and Sub-recipients

DEQ has not selected contractors/sub-recipients at this time and this component is not applicable. A competitive bid process to award the technical assessment scopes of work in accordance with the fair and open competition requirements in 2 CFR Part 200 and 2 CFR Part 1500 as well as the Best Practice Guide for Procuring Services, Supplies, and Equipment Under EPA Assistance Agreements will be instituted to ensure a fair and unbiased selection process for contractors and sub-recipients.

