



R04-26-A-028

1. Applicant Identification

Town of Robbins  
101 North Middleton Street  
PO Box 296  
Robbins, NC 27325

2. Website URL: <https://www.townofrobbins.com/>

3. Funding Requested

- a. Assessment Grant Type: Community-wide
- b. Federal Funds Requested: \$500,000

4. Location

a) Town of Robbins, b) Moore County, c) North Carolina

5. Target Area and Priority Site Information

- Target Area: Town limits of Robbins (1.59 square miles)
- Priority Site Information:
  - Former Filling Station, 191 S. NC 705 Hwy, Robbins, NC 27325
  - Underdog Garage, 380 S. NC 705 Hwy, Robbins, NC 27325

6. Contacts

Project Director  
Clint Mack, Town Manager  
336-302-9635  
[manager@townofrobbins.com](mailto:manager@townofrobbins.com)  
PO Box 296, Robbins, NC 27325

a. Chief Executive/Highest Ranking Elected Official

Mayor Cameron Dockery  
919-515-4115  
[cdockery@townofrobbins.com](mailto:cdockery@townofrobbins.com)  
PO Box 403, Robbins, NC 27325

7. Population

Robbins, NC: 1,398 (US Census: 2019–2023 American Community Survey)



8. Other Factors

<b>Other Factors</b>	<b>Page #</b>
Community population is 15,000 or less.	4
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).	N/A
The priority site(s) is in a federally designated flood plain.	N/A
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	3
The reuse of the priority site(s) will incorporate energy efficiency measures.	3
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	3
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section 3.A.(2), for priority site(s) within the target area(s).	8 & 9
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	N/A

9. Letter from the State or Tribal Environmental Authority  
See attached.

10. Releasing Copies of Applications  
Not Applicable.



NORTH CAROLINA  
*Environmental Quality*

December 15, 2025

JOSH STEIN  
*Governor*  
D. REID WILSON  
*Secretary*  
MICHAEL SCOTT  
*Director*

Clint Mack  
Town Manager  
Town of Robbins  
101 N. Middleton St. PO Box 296  
Robbins, NC 27325  
manager@townofrobbins.com

Re: U.S. EPA Brownfields Community-Wide Assessment Grant – Town of Robbins

Dear Mr. Mack,

The North Carolina Department of Environmental Quality (DEQ) Brownfields Redevelopment Section (BRS) acknowledges and supports the Town of Robbins' application for a U.S. EPA Brownfields Community-Wide Assessment Grant. We understand that your grant will focus on assessments at the Former Filing Station and Underdog Garage both located along S. NC 705 Highway. Revitalization of these properties will be a wonderful success for this community and the Town of Robbins.

The goal of EPA Assessment funds is to facilitate redevelopment and economic growth within a community. To that end, BRS offers technical project guidance to help ensure assessments conducted utilizing grant funds are in accordance with our program requirements throughout the life of your project. Coordination with DEQ BRS is critical to ensure that the assessments make efficient use of the federal funds awarded. This will begin at grant initiation and continue with review of site-specific assessment plans. It is imperative that BRS be involved in field sample scope planning to ensure that a property is eligible for future entry into the North Carolina Program should a property owner or future developer desire. A brownfields agreement outlines the controls needed to make the site safe for the intended reuse and is often a marketing tool for developers and instrumental in securing redevelopment financing. Additional tax incentives are also available upon completion of brownfields redevelopment if completed in the State's Program.

We hope that the Town of Robbins is successfully awarded this grant, and we will continue to support you in your brownfields redevelopment efforts whether a grant is awarded or not. We truly believe successful brownfields projects can rejuvenate a community.

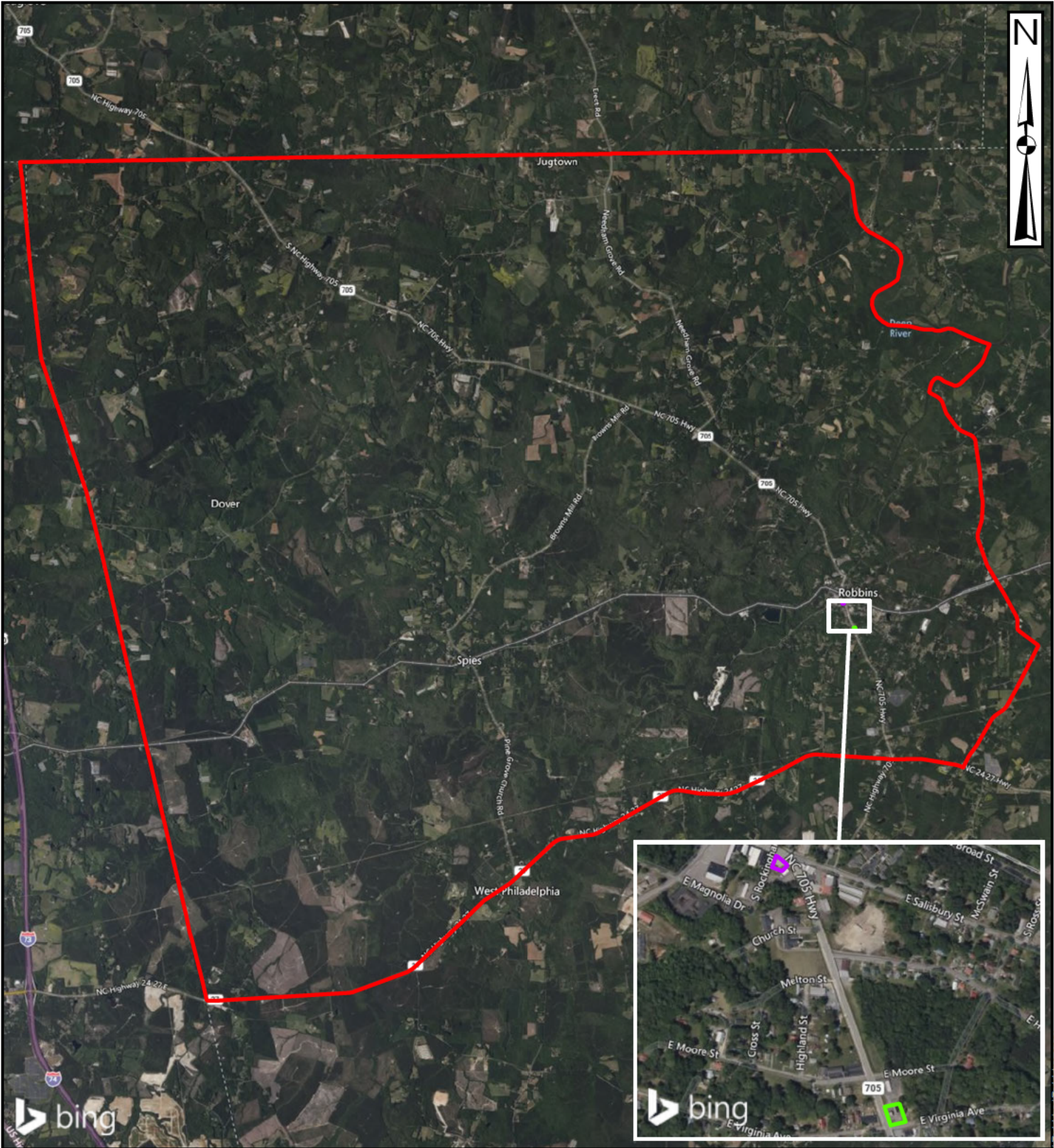
Sincerely,

Jordan Thompson  
Brownfields Grant Coordinator

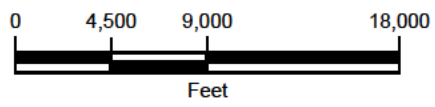
cc: NCDEQ Brownfields Grant Collaborative Team



North Carolina Department of Environmental Quality | Division of Waste Management  
217 West Jones Street | 1646 Mail Service Center | Raleigh, North Carolina 27699-1646  
919.707.8200



- Robbins Town Limits
- Priority Site 1 - Underdog Garage
- Priority Site 1 - Former Filling Station



DATA SOURCES: ESRI Bing Aerial Imagery Basemap 2025; Site Boundary based on NC One Map Moore County and NC Census Tract Municipality Data	<b>Target Area and Geographic Boundary Map</b>	<b>EXHIBIT NO.</b>
	<b>Brownfields Assessment Grant Application</b> <b>Town of Robbins</b> <b>Census Tract 37125950200</b> <b>Robbins, Moore County, NC</b>	<b>1</b>



## **1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION**

**Target Area and Brownfields.** a. Overview of Brownfield Challenges and Description of Target Area: The Town of Robbins (Town), established in 1795, has a history of prosperity followed by social, economic, and environmental hardship. In the 1920s, Carter's Mill was constructed, and in 1924, the first textile plant opened. The mills brought jobs, profit, and commerce, but **today they are associated with various unregulated chlorinated solvents and improper disposal of highly dangerous chemicals, creating severe brownfield challenges.** As the years passed, the Town became home to a prosperous poultry processing plant, a mobile-home manufacturing plant, and several booming textile mills. During the 1990s, the once thriving Town began to lose its industry base, resulting in environmental issues and economic challenges associated with the closures.

The **geographic boundary and target area for this application is the town limits of Robbins (1.59 sq. mi.), located within census tract (CT) 37125950200**, a federally designated Opportunity Zone. When industry began to close and relocate, residents were left with a difficult decision: remain in Robbins or find a new place to call home. Buildings that had once housed successful industries were left decrepit and abandoned with environmental contamination completely unaddressed. Robbins' once vibrant history no longer allowed its community to thrive. Robbins is home to sensitive populations, including people living below the poverty line. Robbins is in the **82<sup>nd</sup> percentile for people in households where income is less than or equal to twice the federal poverty level** and within the **71<sup>st</sup> percentile for share of people in households where income is at or below 100% of the federal poverty level.**<sup>1</sup> Due to losing vital industry in the 1990s and property damage from recent intensifying hurricanes, wind, and other impacts of **extreme weather events**, the Town lacks the funds to support the restoration of its former dynamic community. Robbins will use this grant funding to address the abandoned and contaminated sites, improve **extreme weather resiliency** by supporting and increasing infrastructure, and reestablish prosperous industry to promote sustainable growth.

b. Description of the Priority Brownfield Site(s): Although a formal brownfields inventory has not yet been completed, an initial target-area review of North Carolina Division of Waste Management records identified approximately **33** sites that have historically been used for industrial purposes, dry cleaners, or filling stations. Additionally, the Town conducted a windshield survey and identified **18** potential abandoned and idle buildings historically used for commercial or industrial operations. The **priority sites** are located along the main highway and were in operation before most environmental regulations were put in place, making their assessment and redevelopment a top priority for local officials.

**Priority Site 1: Former Filling Station**, historically operating since the mid-1950s, has been vacant for the last two decades. Operation of the priority site occurred before the regulation of underground storage tanks in the 1980s. The nearby Robbins Village Theater (RVT) purchased the two parcels that make up the priority site, totaling 0.196 acres. The site formerly contained a filling station that was previously demolished and has several buried tanks of unknown status, which could be impacting groundwater and soil with **petroleum constituents as well as solvents, polychlorinated biphenyls (PCBs), metals, and other hazardous substances** from automotive maintenance and fueling operations. The priority site is located within 0.25 miles of both a middle school and a church, creating safety concerns for residents, especially children, because the site has unobstructed access. **The Town has been given access for assessment from the site owners.**

**Priority Site 2: Underdog Garage** (0.30 acres) auto repair shop and filling station operated in the target area for decades but closed in 2015 and has since remained unused. The site is known to

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<sup>1</sup> <https://public-environmental-data-partners.github.io/j40-cejst-2/>



have operated underground storage tanks, which were removed and replaced with three existing aboveground storage tanks. Previously completed environmental investigations have **confirmed the presence of petroleum hydrocarbon contaminants at this site**. Based on the use of the site, it is also possible that solvents, PCBs, and heavy metal contaminants may also be present. **The known and additional unknown contaminants can migrate into soil and groundwater.** Additional assessment is needed to further understand site contaminants to facilitate safe redevelopment activities. The site is not secure, it is adjacent to a restaurant, and it is within 0.04 miles of a neighborhood and church, increasing the likelihood of sensitive populations accessing the site. **The Town has obtained access for site assessment from the property owner.**

c. **Identifying Additional Sites:** Due to the town size of 1.59 square miles, the geographic boundary and target area are one and the same. The Town will work with residents to determine additional eligible sites within the **community**. The Town recognizes that due to its history as a primarily industry-focused community, many of its underused and abandoned buildings have the potential for brownfield-related challenges in redevelopment and safe reuse. The Town manager will work with the residents living in the target area during community meetings to create a thorough site inventory for assessment to further identify abandoned and underused properties. Town staff will research the identified properties using the county GIS tool. The Town will incorporate resident feedback and US Census data to determine the need when prioritizing sites.

**Revitalization of the Target Area.** d. **Reuse Strategy and Alignment with Revitalization Plans:** Robbins established clear goals for the next 25+ years through the **Town of Robbins Master Plan**, focusing on improved growth by addressing affordable housing, the creation of an active town center, and the establishment of Robbins as an economic hub. The Master Plan incorporated numerous community stakeholders in its creation, and an important aspect of this plan was the inclusion of a North Carolina Department of Environmental Quality (NCDEQ) brownfield representative. By including an NCDEQ brownfield representative, Robbins showcases its commitment to addressing brownfield sites and other regulatory agencies.

Both priority sites are located along NC Highway (Hwy) 705, known as “Pottery Hwy,” named for its large concentrations of potters and studios. Prioritizing sites along Pottery Hwy will support local artistry while maintaining the goals of community growth, creating local job opportunities, and revitalizing the town center. Redeveloping the **Former Filling Station priority site** will provide parking access for community members and visitors along Pottery Hwy. The Town has engaged the Glenn Fulk Architect firm (independently from this grant) to update the interior of the nearby RVT building and add a handicap-accessible parking area to the back of the building, making it the perfect host for many community events. Grant-funded revitalization of the **Former Filling Station priority site** will provide the crucial downtown parking needed for these events held at the theater, such as tutoring, teaching seminars, job fairs, pottery festivals, health screenings, and blood drives. Increasing parking for the RVT building for future shows and community events is a proactive step toward accomplishing the Master Plan’s **guiding principal #1 of creating an active town center and economic hub**. The increased parking will support the growing businesses in the town limits, which will allow the downtown to become an engine for economic development and job creation.

Redeveloping the **Underdog Garage priority site** into **affordable housing** at the gateway of Town will increase current housing options and achieve the Master Plan’s **guiding principle #3 of safe and affordable housing options**. Expanding high-density housing, providing a mix of safe and affordable housing types, ensuring that a fair share of the housing production is affordable to lower income families, and promoting future residential development on vacant properties will



entice new residents to the area. For example, recently a developer began construction on a 47-unit multifamily townhome community on the former Robbins Primary School parcel, located southeast of downtown. With homes priced between \$200,000 and \$250,000, the development is designed to be attainable for the Town's working-class residents and to encourage people to both live and work in Robbins. This new housing investment directly supports the Master Plan's guiding principle #3 by attracting new residents and increasing local spending across all economic levels. Through these goals of investing in the arts, increasing community events, and providing additional housing, crucial aspects of the Town's Master Plan will be realized.

e. Outcomes and Benefits of Reuse Strategy: Assessing and redeveloping the priority sites has potential to significantly improve this distressed community. Robbins is home to numerous vacant lots, poor land use, and environmentally contaminated properties. The **Former Filling Station priority site will be repurposed as parking for the associated RVT building**, which is only two storefronts down from the site. This theater first opened in 1950 and has been a community staple, providing access to theater shows, music, art, and community gathering space. The redeveloped site will have **noneconomic benefits** for the Town by providing parking not only for the theater but also for surrounding restaurants and businesses. The Town-funded theater revitalization allows Robbins to keep a mainstay of their history alive while also accommodating the community's growing need for gathering space. A full revitalization of the RVT that allows community members to come together for events requires more downtown parking spaces. For instance, the Town lacks a community gathering space where its schools can hold dances such as prom. With added parking, the RVT could be a local solution to this need. According to Clint Mack, Town Manager, prom is currently held in Pinehurst. Having a space that will allow for private and community events will help aid community engagement. Redevelopment of the **Former Filling Station** will help increase available, easy parking, incentivizing residents to partake in local shopping and dining experiences, boosting the local economy. The **Underdog Garage priority site** is located near the entrance to Robbins' downtown and has numerous residential developers expressing interest due to the site's unique "gateway" location. This property has potential to provide much-needed additional housing. Underdog Garage will provide **noneconomic benefits** of increased housing and economic prosperity, leading to a better quality of life. The **economic benefit** of both priority sites will be new job creation; approximately 15 or more construction jobs will be generated, with increased revenues for small, local businesses.

Robbins will prioritize **energy-efficient measures** in all aspects of brownfield redevelopment. Conditions found during assessment of the target-area sites will allow for either **renewable energy (RE) or energy efficient (EE)** approaches to be incorporated during redevelopment activities, including but not limited to installation of solar panels on new or rehabilitated buildings or solar canopies within a parking lot, use of EE field equipment, replacement or upgrade of lighting and HVAC systems, and EE appliances and windows. A Brownfield Revitalization Plan has been budgeted in this grant and will include how to **improve local resilience to the impacts of extreme weather events and natural disasters** the Town might face in the future, to ensure developments remain focused on the goal of resilient reuse for generations to come.

**Strategy for Leveraging Resources.** f. Resources Needed for Site Reuse: Robbins has a successful history of leveraging revitalization, redevelopment, and disaster-relief funding sources for the betterment of their community. The North Carolina Brownfields Redevelopment Section (NCBRS) is a key resource that Robbins will use throughout the redevelopment process. NCBRS works with the prospective developer to produce a Brownfields Agreement that provides defined liability benefits along with tax incentives following the first five years of development. The Town



will apply for additional EPA Brownfield Cleanup Grants as needed for remediation. To further address sites, Robbins can leverage the Opportunity Zone to attract developer support and to use funds from other community grants for other brownfield redevelopment purposes. The Town will apply for Community Development Block Grant funds for the demolition of derelict buildings. Robbins will seek out additional funding opportunities in the form of state, federal, and private funding to address their need for assessment, cleanup, and redevelopment. This funding will act as a catalyst to drive additional brownfield redevelopment across the town.

g. Use of Existing Infrastructure: The Town intends to use existing infrastructure at both priority sites, including water/sewer, transportation, broadband, and power. The priority site's buildings will not be reused for the purposes of revitalization, as the Former Filling Station has no structures on site, and the Underdog Garage priority site will be replaced with affordable housing. The Town has the necessary infrastructure to fully support the proposed redevelopment in the target area, and because of that, additional funds are not needed to establish additional infrastructure.

## **2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

**Community Need.** a. The Community's Need for Funding: Robbins is home to a **small population of 1,398 residents**.<sup>2</sup> This 1.59-square-mile rural community operates on a \$1.2 million budget. Robbins' history showcases the devastating aftermath of industry leaving a community; decades later the same community must address increased poverty, depleted resources, and environmental and public health concerns. Within the town limits, the **average per capita income is \$19,730 (US \$43,289), and average median household income is \$50,730 (US \$78,538)**.<sup>2</sup> Approximately **18% of residents fall below the poverty line, double the national average of 9%**.<sup>2</sup> The Town falls in the **82<sup>nd</sup> percentile of people in households where income is less than or equal to twice the federal poverty level**.<sup>3</sup>

The Town has dealt with many extreme weather challenges that have led to significant financial hardship. In 2018, the Town endured the **impact of Hurricane Florence that totaled \$13.2 million in damages**. In 2024, the Town suffered from Hurricane Helene, though its damage was less catastrophic than in western NC. The Town endured flooding and economic disruption, adding to the cumulative environmental and socioeconomic burdens already facing the community. The compounded effects of hurricanes and major industry loss forced the Town to allocate its small operating budget to focus on active problems. Therefore, funds are not available to address brownfield sites, but assistance from the EPA Brownfields Assessment Grant will allow Robbins to address the many potential brownfield sites throughout the target area, allowing for revitalization that will benefit the sensitive population

b. Health or Welfare of Sensitive Populations: Robbins' sensitive populations face many challenges, such as higher crime levels, lack of affordable/safe housing, and a lack of education. Robbins' sensitive populations include **the impoverished (all people) 33% (12%) and people of color 52% (US 36%)**.<sup>2</sup> In 2021, Robbins indicated that 203 people within their community, or nearly 36% of households, were living **with supplemental security income (SSI), cash public assistance income, or food stamps/SNAP within the past 12 months (US 13%)**, and approximately **18% of people indicated they were living with a disability (US 13%)**.<sup>2</sup> The Town faces welfare issues, including safety concerns. Robbins is in the 44<sup>th</sup> percentile for safety, which indicates that 56% of cities are safer than Robbins.<sup>4</sup> Robbins is within the **71<sup>st</sup> percentile of people in households where income is at or below 100% of the federal poverty level**.<sup>3</sup> A high poverty level correlates to work shortages, job losses, and lower income. Furthermore, **21% of residents**

<sup>2</sup> US Census 2019–2023 American Community Survey.

<sup>3</sup> <https://public-environmental-data-partners.github.io/j40-cejst-2/>

<sup>4</sup> Crime per Capita in Robbins, <https://crimegrade.org/safest-places-in-robbins-nc/>.



ages 25 years and older do not have an education equivalent to a high school diploma (US 6%).<sup>5</sup> These welfare issues coupled with the Town's sensitive populations create limited opportunities and a lack of upward mobility.

The lack of affordable housing is a welfare issue crippling the community. The current available housing stock is aged and riddled with asbestos and lead, with **85% of homes built before 1960, prior to EPA's lead and asbestos ban.**<sup>5</sup> The Town is in the **56<sup>th</sup> percentile in the state for houses that contain lead-based paint.**<sup>6</sup> In addition, of 465 housing units in Robbins, only 69 are vacant.<sup>5</sup> The rate of homeownership in Robbins is 42% (NC 66%), with 44% of residents owning a home that is valued only between \$50,000 and \$99,999, highlighting the dire need to provide additional housing to its at-risk residents.<sup>5</sup>

Redevelopment of the **priority sites** will address the welfare issues plaguing the town by providing residents with easy access to public parking and increasing the availability of affordable and safe housing. The RVT will provide access to its cultural arts center by redeveloping the **Former Filling Station** and creating safe and accessible parking. The first step will create a more welcoming environment. The redevelopment of the **Underdog Garage priority site** will provide housing resources, and multiple developers have expressed interest in the property. Because both sites are accessible to the public and are in a residential area, funding to assess the sites will address major safety concerns within the community.

c. Greater Than Normal Incidence of Disease and Adverse Health Conditions: The priority sites were historically used as filling stations, which are often associated with a history of environmental contamination from spills or on-site leaking petroleum tanks. Sensitive populations are often the most harmed by environmental contamination, and these priority sites indicate the likely presence of petroleum and gasoline contamination. This contamination can lead to increased kidney, stomach, brain, prostate, and lung cancers among those exposed. The Moore County health report indicates that **cancer is the number one cause of all death** for Moore County residents (target-area data not available), and it is the leading cause of death for ages 40–84. The Moore County incidence of cancer is 485.1 per 100,000 people, higher than the state average (470.7).<sup>7</sup> Contaminants typically associated with fueling operations and petroleum products tend to be carcinogens. Identifying contaminated sites and their constituents is the first step to improving overall health. Using grant funds for assessment and redevelopment will help reduce the number of residents exposed to cancer-causing compounds from the presence of petroleum products.

The Town is within the **73<sup>rd</sup> percentile of people who have been told they have asthma.**<sup>8</sup> **Fifteen percent (15%) of residents have been told by a health professional they have asthma.**<sup>7</sup> Long-term exposure to contaminants can lead to short-term health effects such as eye, nose, and throat irritation and shortness of breath. Ozone exposure can lead to various health problems that include chest pain, coughing, and congestion. Yet **32% of residents are also living without health coverage (US 8%).**<sup>5</sup> Many of the homes in Robbins were built before the 1960s, which increases lead-based paint exposure. Increased exposure for children and adults can lead to high blood pressure, joint pain, or difficulties with memory. Using this grant to address these properties will concretely address environmental concerns. Substandard housing, including effectively abandoned units, will be addressed through Town ordinances and related enforcement actions, penalties, and fines, to reduce residents' exposure to lead paint.

<sup>5</sup> US Census 2019–2023 American Community Survey.

<sup>6</sup> <https://pedp-ejscreen.azurewebsites.net/>

<sup>7</sup> Health Report: <https://schs.dph.ncdhhs.gov/units/ldas/cha2022/2022-Moore-CHA.pdf>.

<sup>8</sup> <https://public-environmental-data-partners.github.io/j40-cejst-2/>



d. Economically Impoverished/Disproportionately Impacted Populations: Robbins has become a low-income, high-persistent-poverty (33% of all people living in poverty) community located outside the affluent Pinehurst-Southern Pines area, where residents have **disproportionately** borne the negative environmental consequences of abandoned industrial facilities and years of underinvestment.<sup>9</sup> Sensitive populations have been unable to share in the region’s economic growth due to contamination and blight. Funding from the EPA Assessment Grant represents a critical first step toward reducing these threats by cleaning up former filling stations and redeveloping them into safe, productive uses. Redevelopment of the **Former Filling Station priority site** into downtown parking will not only resolve shortages but also stimulate economic activity by supporting local businesses and attracting new investment. Increasing business opportunities along the Pottery Hwy will strengthen economic stability and reduce crime by creating local jobs. Limited access to education has compounded these challenges, trapping families into cycles of poverty and limiting their ability to advocate for social and economic needs. Exposure to pollutants from abandoned sites has also contributed to higher rates of respiratory illness and other chronic health conditions, further burdening vulnerable residents. Robbins can address both environmental and socioeconomic disparities by leveraging this grant to reform the Former Filling Station into welcoming accessibility to arts and shopping through a new parking lot and transform the Underdog Garage priority site into expanded affordable housing at the Town’s gateway. and transform the Underdog Garage priority site into expanded affordable housing. These efforts will reduce cumulative environmental, health, and economic stressors, directly benefiting disadvantaged populations and creating a healthier, more resilient community.

**Community Engagement.** e. Project Involvement & f. Project Roles:

Name of organization & mission	Point of contact	Specific involvement in the project or assistance provided
<b>Robbins Village Theater Nonprofit 501(c)(3):</b> Entertain, educate, and enrich the community through the cultural arts.	Lynn McDuffie [REDACTED]	<b>Assistance/Decision Making:</b> site inventory and prioritization
<b>Foothills Outdoors Local Nonprofit 501(c)(3):</b> Provide opportunity for outdoor recreation and competition to the citizens of Robbins, Moore County, and the surrounding communities.	Dr. Will McDuffie [REDACTED]	<b>Assistance/Decision Making:</b> reuse planning strategies
<b>Northern Moore Rotary Satellite Club:</b> Unite community and take action to create lasting change.	Jessica Coltrane <a href="mailto:jcoltrane@townofrobins.com">jcoltrane@townofrobins.com</a>	<b>Assistance/Decision Making:</b> outreach and education
<b>Robbins Lions Club:</b> Improve health and wellbeing, strengthen communities, and support those in need.	Dr. Will McDuffie [REDACTED]	<b>Assistance/Decision Making:</b> outreach efforts and meeting locations
<b>Boys and Girls Club of the Sandhills 501(c)(3):</b> Inspire, enable, and educate young people from all backgrounds and circumstances to realize their full potential as productive, responsible, and caring citizens.	Reggie Smith <a href="mailto:rsmith@sandhillsgc.org">rsmith@sandhillsgc.org</a>	<b>Assistance/Decision Making:</b> outreach efforts
<b>Moore County Economic Development Partnership:</b> Create economic prosperity and improve the quality of life for Moore County’s citizens through the creation of quality jobs and capital investment in our communities.	Natalie Hawkins <a href="mailto:Nhawkins@moorecountyedp.org">Nhawkins@moorecountyedp.org</a>	<b>Assistance/Decision Making:</b> outreach efforts and future reuse planning

<sup>9</sup> US Census 2019–2023 American Community Survey



<p><b>Northern Moore Family Resource Center:</b> Encourage the development of strong families, healthy children, and caring communities by matching resources with needs in the northern Moore County area.</p>	<p>Clare Ruggles  <a href="mailto:clare@moorefamilresource.org">clare@moorefamilresource.org</a></p>	<p><b>Assistance/Decision Making:</b> outreach and education</p>
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g. Incorporating Community Input: Robbins has successfully demonstrated continued and fortified community involvement for planning, implementation, and application of grant funds. The Town is dedicated to transparent and inclusive communication with the local community, particularly distressed residents and groups directly affected by the grant funds. A Community Involvement Plan (CIP) will outline planned community engagement activities, a schedule of events, a project background, and the key stakeholders. The CIP will leverage outreach methods, including online platforms, virtual town halls, and surveys, to ensure effective engagement. For non-social-media-and-internet users, the Town will also provide printed updates via bulletin boards located within Town Hall. The Town is committed to actively soliciting, thoughtfully considering, and promptly responding to community input and fostering a meaningful and optional alternative to in-person community engagement throughout the grant period.

All project suggestions and input from residents will be addressed on an individual basis within a week of receipt and promptly posted to the Town’s brownfield website for further public review. Sites suggested by the community will be added to the site inventory, and the project team will prioritize the site based on need and the overall Brownfields Project goals. Robbins will use a variety of communication forms and ensure all residents are familiar with the multiple forms of communication so that the widest reach of information through the community is fulfilled. The Town will use social media platforms to advertise the project at the various stages of completion and success and to educate and increase transparency surrounding the project. The Town will operate a dedicated brownfield information page on its website. It will provide updates and vital Brownfields Project information in newspaper press releases, postings at Robbins Town Hall, public outreach at community meetings, and presentations at local civic clubs. Informational brochures, press releases, and local media outlets will be used to increase information access and share information with Robbins community members. Town staff will provide project updates and information during monthly Town Council meetings, Planning Board meetings, and Appearance Committee meetings. Town leaders understand the crucial role community members play in successfully implementing brownfield assessment activities and have established a group of volunteers to act as a Brownfield Advisory Board and serve as a community resource to ensure transparency among all involved parties.

**3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS**

**Description of Tasks/Activities and Outputs:**

<p><b>Task 1: Outreach &amp; Inventory</b></p>	
<p>a. <i>Project Implementation: EPA Funded:</i> Community Involvement Plan (CIP), outreach materials, Brownfield (BF) webpage, and social media posts will be developed by the Town’s BF Project Director with assistance from the Environmental Contractor (EC). Town staff will lead the community/educational meetings discussing project plans and updates. The Town’s BF Project Director will work with target-area residents during outreach events to add to the site inventory. Identified abandoned and underused properties will be researched further by Town staff using GIS and the property appraiser’s website. EC will work with Town staff to create an evaluation ranking tool to determine the order the sites will be addressed. Supplies: printing of outreach materials (brochures/handouts) and office supplies to manage the grant.</p>	<p>b. <i>Anticipated Project Schedule:</i> CIP created in Q1. Community/educational meetings held Q1 &amp; Q3 in Y1–3 and Q2 in Y4. BF webpage and outreach materials created in Q1 and posted throughout the grant project. Meeting held in</p>



**Town of Robbins, NC  
FY2026 US EPA Brownfield Assessment Grant**

	Q1 will continue the preliminary inventory process. Evaluation ranking process begins in Q2 and continues throughout the grant.
c.	<i>Task/Activity Lead:</i> Town: Clint Mack, Town Manager, BF Project Director
d.	<i>Outputs:</i> CIP, BF webpage, 7 community/educational meetings, brochures/handouts, social media posts, summary of community meetings in EPA-required quarterly reports, evaluation ranking tool, site inventory list.
<b>Task 2: Assessment</b>	
a.	<i>Project Implementation: EPA Funded:</i> The EC conducts Environmental Site Assessments (ESAs), starting with the priority sites listed in this application. ASTM-AAI-compliant Phase Is; Generic Quality Assurance Project Plan (QAPP); Phase IIs will include a Sampling and Analysis Plan (SAP). Prior to assessment, site access agreements and property eligibility determinations approval will be obtained. National Historic Preservation Act Section 106 consultations will be addressed when applicable.
b.	<i>Anticipated Project Schedule:</i> Assessments begin Q2 and continue throughout the grant project.
c.	<i>Task/Activity Lead:</i> The EC will implement the technical aspects of the project with oversight from the Town: Jessica Coltrane, Brownfield Project Manager.
d.	<i>Outputs:</i> 14 Phase I ESAs, 1 Generic QAPP, 7 Phase II ESAs including SAPs, site access agreements, property eligibility determinations, Section 106 determinations (if applicable).
<b>Task 3: Cleanup Planning</b>	
a.	<i>Project Implementation: EPA Funded:</i> Projects identified for cleanup. The EC will prepare the Analysis for Brownfield Cleanup Alternatives (ABCA) and/or Cleanup Plans, which include evaluating cleanup alternatives, calculating cleanup costs, and determining site-appropriate remediation / reuse planning to reduce health/environmental risks. The EC will assist the Town in hosting charrettes/visioning sessions. A planner will create the following EPA-approved planning documents: BF Revitalization Plan, Site Reuse Assessments, Market Study, and Land Use Assessment.
b.	<i>Anticipated Project Schedule:</i> Plans and charrettes begin in Q6 and will continue throughout the grant.
c.	<i>Task/Activity Lead:</i> The EC will implement the technical aspects of the project with oversight from the Town: Clint Mack, Town Manager, BF Project Director.
d.	<i>Outputs:</i> 2 ABCAs, 2 vision sessions/charrettes, 2 Site Reuse Assessments, 1 BF Revitalization Plan, 2 Land Use Assessments, 1 Market Study
<b>Task 4: Program Management</b>	
a.	<i>Project Implementation: EPA Non-funded:</i> The Town will procure an EC to assist with the BF Grant project. The Town's BF Finance Director will oversee grant implementation and administration to ensure compliance with the EPA Cooperative Agreement work plan, schedule, and terms and conditions. <b>EPA Funded:</b> The EC will assist in completing ACRES database reporting, yearly financial reporting, quarterly reporting, and additional programmatic support for the four-year term of the grant. The travel budget allows two staff to attend three BF training conferences/workshops.
b.	<i>Anticipated Project Schedule:</i> Procure EC in Q1. ACRES & quarterly reporting begins in Q1 and continues throughout the grant. Annual reporting and forms created in Q5, Q9, Q13, and final closeout.
c.	<i>Task/Activity Lead: Town:</i> Marie Mabe, Finance Officer & Grant Current Operations (CUOPS)
d.	<i>Outputs:</i> ACRES database reporting, 4 annual financial reports, 16 quarterly reports, programmatic support for the four-year grant period. Two staff to attend three conferences.

**e. Cost Estimates:** Below are the anticipated cost estimates for this project *based on past brownfield projects as determined by local market standards with contractual hourly rates based on the skills needed for the specific tasks.* The budget for this project includes travel, other, supplies, and contractual costs only. No administrative costs are included in the budget. **Of the budget, 51% will be spent on site-specific work and 38% for area-wide planning activities.**

**Task 1 Outreach & Inventory:** Contractual: CIP \$3,500 (25 hrs × \$140); BF webpage, outreach brochure/handouts, social media posts \$2,100 (15 hrs × \$140); 7 community/educational meetings \$8,400 (\$1,200 per mtg.; 8 hours per meeting to include preparation and execution × \$150); BF



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site inventory and evaluation ranking tool creation \$8,100 (54 hrs × \$150). Supplies: \$950 (\$500 [500 printouts at \$1 each]; \$300 [3 display board printouts at \$100 each]; pens, paper \$150).

**Task 2 Assessment:** Contractual: 14 Phase I ESAs \$4,000 each for a total of \$56,000; 1 Generic QAPP \$7,000; 7 Phase II ESAs including SAPs at \$25,000 each for a total of \$175,000.

**Task 3 Cleanup Planning:** Contractual: 2 ABCAs \$15,000 (\$7,500 each); 2 vision sessions \$4,000 (\$2,000/meeting); 2 Site Reuse Assessment \$60,000 (\$30,000 each [Senior Planner: 75 hrs × \$200; PM Planner: 50 hrs × \$175; Support Personnel: 50 hrs × \$125]); 1 Market Study \$28,000 (Senior Planner: 50 hrs × \$200; PM Planner: 65 hrs × \$175; Support Personnel: 53 hrs × \$125); 1 BF Revitalization Plan \$85,000 (Principal Planner: 100 hrs × \$250; Senior Planner: 120 hrs × \$200; PM Planner: 120 hrs × \$175; Support Personnel: 120hrs × \$125); 2 Land Use Assessments \$12,000 (\$6,000 each [Senior Planner: 10 hrs × \$200; PM Planner: 15 hrs × \$175; Support Personnel: 11 hrs × \$125]).

**Task 4 Program Management:** Contractual: ACRES database reporting, yearly financial reporting, quarterly reporting \$24,000 (160 hrs × \$150). Travel: 2 staff attend 3 conferences total of \$9,750 (flights at \$800, 2 nights in hotel at \$300/night, incidentals and per diem at \$75 per day × 3 days × 2 staff × 3 events). Other: conference registration at \$1,200 (\$200 × 2 staff × 3 events).

Category	Tasks				Totals
	<i>Outreach &amp; Inventory</i>	<i>Assessment</i>	<i>Cleanup Planning</i>	<i>Program Management</i>	
Travel				\$9,750	\$9,750
Supplies	\$950				\$950
Contractual	\$22,100	\$238,000	\$204,000	\$24,000	\$448,100
Other				\$1,200	\$1,200
<b>Total Budget</b>	<b>\$23,050</b>	<b>\$238,000</b>	<b>\$204,000</b>	<b>\$34,950</b>	<b>\$500,000</b>

**f. Plan to Measure and Evaluate Environmental Progress and Results:** To ensure this EPA Brownfield Project is on schedule, the Town’s internal Brownfields Team, which will include the EC, will meet quarterly to track all **outputs identified in 3.d.** using an Excel spreadsheet and will report all progress in fulfilling the scope of work, goals, and objectives to the EPA via quarterly reports. Project expenditures and activities will be compared to the projects schedule to ensure the grant project will be completed within the four-year time frame. Site-specific information will be entered into and tracked in the ACRES database. Tracked outputs include the number of neighborhood meetings, public meetings, meetings with community groups and community partners, environmental assessments, ABCAs, and cleanup redevelopment plans. Tracked outcomes include community participation, acres assessed, acres ready for reuse, redevelopment dollars leveraged, and jobs created. If the project is not being completed efficiently, the Town has countermeasures in place. The Town will make monthly calls to its EPA Project Officer and, if necessary, will create an EPA Corrective Action Plan.

**4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

**Programmatic Capability** a. Organizational Capacity, b. Organizational Structure, & c. Description of Key Staff: The Town will use three staff members to manage and oversee grant implementation. These employees have a wealth of experience in brownfield redevelopment and have the capacity for successful grant implementation and utilization. Clint Mack, the Robbins Town Manager, will serve as the **Brownfield Project Director**. He will be responsible for the timely and successful expenditure of funds and will complete the administrative and financial requirements that the project will entail. He will update the community on grant progress. Mr. Mack holds a bachelor’s degree in public administration from Villanova University, which he



partially earned while working as an infantry platoon sergeant for the US Army. During his time in the US Army, Mr. Mack worked tirelessly to restore governments halfway around the world. He has extensive exposure to the many facets of government work and how to leverage funds efficiently. Mr. Mack will be assisted by Jessica Coltrane, who will serve as the **Brownfield Project Manager**, the Town Clerk, and the Grant Future/Opportunity Operations (FUOPS). She will be responsible for managing day-to-day operations and assisting the project director. Marie Mabe will serve as the **Finance Officer** and Grant Current Operations (CUOPS) and will be responsible for the successful expenditure of funds and allocation of appropriate resources. Ms. Mabe has 25 years' experience in private banking and finance. Ms. Mabe is responsible for a variety of fiscal operations for the Town, including accounting of municipal funds, financial reporting, budgetary accounting, cash investments, and advising the board and Town Manager on fiscal issues. Ms. Mabe is also responsible for collaborating with local- and national-level entities to attract fiscal growth and economic development, and assisting the Town Manager in grant management as the federal/state grants financial manager, performing a variety of financial reporting and monthly, quarterly, and annual closeouts and reconciliations. All three will serve to guide brownfields decisions and monitor risk management, direct project management, and oversee all portions of the project. A qualified environmental contractor (EC) will be used to ensure technical and reporting aspects of the grant implementation are completed accurately.

d. Acquiring Additional Resources: Using local contracting requirements and the procurement process, the Town will secure an EC to assist with technical and reporting portions of the Brownfield Community-wide Assessment and any other contractors needed to complete the project. The Town will ensure compliance with the EPA's "Professional Service" procurement process.

**Past Performance and Accomplishments** e. Currently Has or Previously Received an EPA Brownfields Grant: (1) Accomplishments: In FY13, Robbins received a \$400,000 EPA Assessment Grant. Outputs included three Phase I Environmental Site Assessments (ESA), one Phase II ESA, one Asbestos Survey, two Analysis of Brownfield Cleanup Alternatives (ABCA), and two Redevelopment Plans. All grant information was input into the ACRES system, and all funding was expended. The Town won a \$400,000 Cleanup Grant in FY16 for the former Robbins Mill. Grant information was input into the ACRES system, and all funding was expended. During the FY16 Cleanup Grant of the former Robbins Mill, staff worked directly with residents, community stakeholders, and local organizations championing redevelopment to establish redevelopment plans and implement the grant. The award funded removal of asbestos-containing materials (ACM) from the two parcels of the brownfield mill site to a qualified landfill. The Town was awarded a FY18 \$200,000 EPA Cleanup Grant for the former Robbins Mill-Smokestack parcel. Cleanup included abatement and disposal of ACM and debris, removal of two aboveground storage tanks, and excavation and disposal of contaminated soil. Redevelopment plans included historic preservation of the former mill's smokestack and transformation of the site into greenspace and a park for residents.

(2) Compliance with Grant Requirements: Robbins has a history of successful compliance with grant work plans, schedules, terms and conditions, ACRES reporting, and on-time reporting. All grants have remained in compliance. The FY13 Assessment closed out on September 30, 2016, with all funds expended. The FY16 Cleanup closed on September 30, 2019, with all funds expended. FY18 EPA Cleanup closed on September 30, 2021, with \$650.25 remaining. All outputs were updated in ACRES. Ms. Mabe is a great asset with skills in grant and project management and will be proactively monitoring all activities and costs associated with grant requirements.



## Threshold Criteria

### 1. Applicant Eligibility

- a. The Town of Robbins (Town), North Carolina, is eligible to apply for the EPA Brownfield Community-wide Assessment Grant as a local government as defined under 2 CFR § 200.1.
- b. The Town is not exempt from Federal taxation under section 501(c)(4) of the Internal Revenue Code.

### 2. Community Involvement

Robbins has successfully demonstrated continued and fortified community involvement for planning, implementation, and application of grant funds. The Town is dedicated to transparent and inclusive communication with the local community, particularly distressed residents and groups directly affected by the grant funds. A Community Involvement Plan (CIP) will outline planned community engagement activities, a schedule of events, a project background, and the key stakeholders. The CIP will leverage outreach methods, including online platforms, virtual town halls, and surveys, to ensure effective engagement. For non-social-media- and-internet users, the Town will also provide printed updates via bulletin boards located within Town Hall. The Town is committed to actively soliciting, thoughtfully considering, and promptly responding to community input and fostering a meaningful and optional alternative to in-person community engagement throughout the grant period.

All project suggestions and input from residents will be addressed on an individual basis within a week of receipt and promptly posted to the Town's brownfield website for further public review. Sites suggested by the community will be added to the site inventory, and the project team will prioritize the site based on need and the overall Brownfields Project goals. Robbins will use a variety of communication forms and ensure all residents are familiar with the multiple forms of communication so that the widest reach of information through the community is fulfilled. The Town will use social media platforms to advertise the project at the various stages of completion and success and to educate and increase transparency surrounding the project. The Town will operate a dedicated brownfield information page on its website. It will provide updates and vital Brownfields Project information in newspaper press releases, postings at Robbins Town Hall, public outreach at community meetings, and presentations at local civic clubs. Informational brochures, press releases, and local media outlets will be used to increase information access and share information with Robbins community members. Town staff will provide project updates and information during monthly Town Council meetings, Planning Board meetings, and Appearance Committee meetings. Town leaders understand the crucial role community members play in successfully implementing brownfield assessment activities and have established a group of volunteers to act as a Brownfield Advisory Board and serve as a community resource to ensure transparency among all involved parties.

### 3. Expenditure of Existing Grant Funds

The Town affirms it does not have an open EPA Brownfield Assessment or Multipurpose Grant.

### 4. Contractors and Named Subrecipients

Not Applicable.