



100 WEST F ST, ERWIN, NC 28339

**PROPOSAL FOR USEPA'S BROWNFIELDS COMMUNITYWIDE ASSESSMENT GRANT
NOFO No. EPA-OLEM-OBLR-25-04 / ASSISTANCE LISTING NO. 66.818
SECTION 4.B. – APPLICATION INFORMATION SHEET
JANUARY 23, 2026**

1. Applicant Identification

Town of Erwin
100 West F St., Erwin, NC, 28339

2. Website URL

<https://www.erwin-nc.org/>

3. Funding Requested

- | | |
|------------------------------------|----------------|
| a. <u>Assessment Grant Type:</u> | Community-wide |
| b. <u>Federal Funds Requested:</u> | \$500,000 |

4. Location:

Town of Erwin, Harnett County, North Carolina

5. Target Area and Priority Site/Property Information:

Target Area Description:

The gateway commercial corridors, i.e. Highways (Hwy) 55 and 217 forming the north-south corridor of Erwin upon which the Mill is located and Hwy 421/Denim Drive (old Hwy 421) forming the east to west corridor represent the Target Area for this grant. At the intersection of these corridors lies the Historic Downtown Block.

Target Area Census Tract:

Erwin, Harnett County, NC Census Tract 705

Addresses of Priority Sites:

- a. **Erwin Cotton Mill Site** – 200 North 13th Street, Erwin, NC 28339
- b. **Warren Bros Oil Co., Inc. Site** – 1001 Denim Dr, Erwin, NC 28339
- c. **Historic Downtown Erwin Block** – 101-127 E H St, 102 S 12th St, 101-111 S 13th St, and 100 Denim Drive, Erwin, NC 28339

6. Contacts

a. Project Director:

Snow Bowden, Town Manager
100 West F St., PO Box 459
Erwin, North Carolina 28339
Phone: 910-591-4200
Email: townmanager@erwin-nc.org

b. Chief Executive/Highest Ranking Elected Official:

Randy L. Baker
Erwin, North Carolina
100 West F St., PO Box 459
Erwin, North Carolina 28339
Phone: 910-897-5140
Email: mayor@erwin-nc.org

7. Population:

Erwin, North Carolina 4,617
Source: US Census Bureau, ACS 5-Year Estimates, 2023

8. Other Factors Checklist:

| Other Factors | Page # |
|--|-----------------|
| Community population is 15,000 or less. | PG. 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. Priority Site #2 - Warren Bros Oil Co. Site, adjoins a NWI Wetland | See note |
| 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. | PG. 3 |
| The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters. | PG. 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). | PG. 8 |
| 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 Environmental Authority: Attached

10. Releasing Copies of Applications: N/A



NORTH CAROLINA
Environmental Quality

December 16th, 2025

JOSH STEIN
Governor
D. REID WILSON
Secretary
MICHAEL SCOTT
Director

Snow Bowden
Town Manager
Town of Erwin
100 West F St. PO Box 459
Erwin, NC 28339
townmanager@erwin-nc.gov

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

Dear Mr. Bowden,

The North Carolina Department of Environmental Quality (DEQ) Brownfields Redevelopment Section (BRS) acknowledges and supports the Town of Erwin's application for a U.S. EPA Brownfields Community-Wide Assessment Grant. We understand that your grant will focus on assessment of the Former Erwin Denim Mill, the Historical Erwin Downtown Block, and the Former Warren Bros Oil Co., Inc. Site. Revitalization of these properties will be a wonderful success for this community and the Town of Erwin.

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 Erwin 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 Grants Manager

ec: 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

PROPOSAL FOR USEPA'S BROWNFIELDS COMMUNITY-WIDE ASSESSMENT GRANT
Notice of Funding Opportunity (NOFO) No. EPA-I-OLEM-OBLR-25-04 / Assistance Listing No. 66.818
Section 4.C – Narrative Proposal / Evaluation Criteria - January 23, 2026

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Unless noted otherwise, statistics, data, reports, etc. referenced herein are the most current, up-to-date version.

Target Area and Brownfields - 1.a. Overview of Brownfield Challenges and Description of Target Area

The small, rural **Town of Erwin** (“Town”) is in the southeast region of North Carolina, borders the Cape Fear River, and is approximately 32 miles south of the Capital City, Raleigh. Erwin resides in Harnett County (County) just four miles west of Interstate 95 and bisected by three major highway (Hwy) routes: NC55, US421 and NC217. Covering just 4.2 square miles, Erwin grew from a colonial settlement founded around the Erwin Cotton Mill (Mill), built by the Duke family in 1904. The Mill was the engine that powered Erwin, earning it the title “Denim Capital of the World” when Burlington Industries/Erwin Mills/Swift Denim was a thriving industry in the town. The Mill closed in 2000, severely affecting the local economy. While the Town strives to rebuild its future through new businesses and residents, the Town embraces its mill roots, continuing to host a longstanding annual celebration called “Denim Days which brings the entire community together to commemorate its prestigious past with concerts, performances and a parade, with local and outside vendors showcasing crafts and foods.

Approximately 2,400 people were employed at the Mill during its peak, producing an average of 7 million yards of denim per week. Mill employees lived in typical mill housing which still occupies the majority of the Town’s footprint. Erwin’s historic Downtown is generally confined to one block, located adjacent to the Mill. Current and historical commercial development supporting the Mill grew along the Hwy 55, 217, and 421 entrance corridors. Like many such industrial based communities, the transition from earlier economic success has left Erwin with shuttered commercial and industrial buildings and legacy environmental issues contributing to lingering negative economic and health effects to its residents. Such noticeable, blighted sites adjoining economically impoverished neighborhoods, are in the Towns’ core business areas and community gateways.

These gateway commercial corridors, i.e. Hwys 55 and 217 forming the north-south corridor of Erwin upon which the Mill is located and Hwy 421/Denim Drive (old Hwy 421) forming the east to west corridor represent the Target Area for this grant. At the intersection of these corridors lies the legacy Downtown Block.

Redeveloping these blighted corridors, littered with brownfields, is a key priority for the Town. The Town has accordingly identified brownfield sites within this key Target Area likely to have remaining environmental impacts to soil, water and vapor as well as contain asbestos containing materials (ACM), lead-based paint (LBP) and other such hazards that need to be addressed. Assessments of blighted sites and redevelopment planning, afforded by this grant, are key to Erwin’s vision and commitment to benefit the area’s economy and quality of life.

1.b. Description of the Priority Brownfield Site(s). Erwin Cotton Mill Site, 200 North 13th Street, Erwin, NC. This brownfield property measures approximately 1,075,000 SF across 56-acres. After closure as a textile mill, the property was sold to an investment group in 2023 and rebranded as the Central Carolina Industrial Park. The site remains underutilized with only a small portion of the site SF used for warehousing.

Property ownership identified environmental concerns including soil, water and vapor impacts at the site from hazardous chemicals and petroleum products, PCBs, and ACM prompting them to embark on a five-year effort working in the North Carolina Brownfields Program to alleviate environmental concerns with a reported cost of over \$4 million¹. Environmental sampling, indoor air vapor testing, soil testing, and offsite soil disposal are some of the measures taken to ensure property would be safe for new development. As noted in Section 1.a., this 56-acre property lies in the middle of Town and holds major historical importance; but it is also the redevelopment albatross hanging over the Town. Erwin plans to use these grant funds to assist the new ownership in completing remaining assessment work, cleanup planning, and redevelopment assistance needed to help bring jobs back to this massive facility. **The vast majority of Erwin’s economically impoverished population reside within the**

¹ <https://bizfayetteville.com/commercial-real-estate/2023/2/15/historic-mill-property-in-erwin-nc-sells-for-95-million/1592>

outdated 1900s employee housing located in the blocks surrounding the Mill, directly impacting this disadvantaged community.

Warren Bros Oil Co., Inc. Site, 1001 Denim Dr, Erwin, NC. Located along the **old Hwy 421 commercial corridor** is the former Warren Bros Bulk Petroleum Storage Site, office and warehouse. A 4,500 SF vacant building occupies a prime corner lot covering almost 2-acres. Adjoining the building are five, large capacity petroleum above ground storage tanks (ASTs) with associated dispensing and transfer equipment. The tanks are in poor, rusted condition within a damaged spill prevention retaining wall which is no longer functional. A heating oil AST is also present serving the building. Likely environmental conditions include petroleum impacts to soil, water and vapor and ACM in buildings. These tanks are within 150 feet of adjoining residences. This priority site also directly abuts an 18-acre mapped wetland area to the south, a tributary of the Black River, potentially impacting this aquatic resource and downstream receptors. Grant funds would be used to perform site assessments including an ACM and LBP survey of the existing building. Cleanup alternatives analysis and conceptual redevelopment planning may be added services funded by the grant.

Historic Downtown Erwin Block Located at the intersection of **old Hwy 421 and 13th Street (Hwy 55 Gateway)** lies the Historic Downtown District bound by 12th and 13th Streets to the east and west and H St and Denim Dr (Old Hwy 421) to the north and south. Covering approximately 3.5-acres, Erwin’s Downtown features mostly 1-2 story brick buildings with Italianate-influenced architecture from the early 1900s, reflective of Erwin’s past as a company town for the Erwin Cotton Mill. The block contains a former service station in which NCDEQ mapping identifies as having an active underground storage tank (UST) permit. Historical dry-cleaning businesses are also identified as former tenants of the downtown storefronts. Once owned by the Erwin Mill, the former Bank of Harnett dating to 1903 is a prominent two-story, brick building occupying Downtown’s northwest corner facing 13th street. The former rail spur servicing the Mill Site lies adjoining north of the Downtown Block, now serving as the start of the Dunn-Erwin recreational Rail-Trail. Downtown’s abandoned buildings do not inspire those enjoying the trail to stay and contribute to the local economy. The Town will use grant funds to perform ACM and LBP surveys of the buildings, Phase I and Phase II Environmental Site Assessments (ESAs) and a geophysical study to identify potential buried USTs.

1.c. Identifying Additional Sites. In addition to the priority sites, **Erwin** has identified additional brownfield sites within the Target Area to be incorporated into the Brownfields Inventory funded by this grant. **Erwin’s** site prioritization process involves the consideration of many factors, including redevelopment potential, community input, perceived contamination, and priority and consideration of sites in economically impoverished communities disproportionately impacted from legacy industries. Specifically, the Town will identify additional Target Area sites: first, through community engagement activities and outreach of the **Erwin Brownfields Task Force (BTF)** (See Section 2.e.), identify community assets and needs within identified underserved and disadvantaged areas using collected pertinent demographic (census tract) and environmental (NCDEQ, USEPA, etc.) data, as well as preferred development types; second, identify underutilized properties with revitalization potential where clean up and redevelopment can act as a catalyst to spur additional economic growth; and third, identify potential site reuses that match the community needs. Additionally, **Erwin** will seek site selection and prioritization input from its **Qualified Environmental Professional (QEP)**.

Revitalization of the Target Area - 1.d. Reuse Strategy and Alignment with Revitalization Plans

The Town looks to its 2023 Land Use Plan (LUP), i.e. Comprehensive Plan, its 2022 Community Economic Recovery & Resiliency Initiative Plan (CERRI), its 2025-2030 Creating Outdoor Recreation Economies (CORE) Strategic Plan, and Harnett County’s 2040 Comprehensive Plan for guidance when considering future development decisions. Erwin’s LUP identifies actionable items including **(1) creating a master plan for the mill, developing public/ private partnerships to leverage the redevelopment of the mill, ([...]), and actively pursuing brownfield redevelopment grants, (2) focus on the development of properties along Highway 421** for uses with a regional draw while promoting the small-town character of **Erwin with gateway and corridor development** standards, and **(3) encourage the revitalization of Downtown Erwin** to thrive as the center of

commerce and government for the Town's residents. The CERRI Plan identified a need to "**Encourage Redevelopment of the Erwin Mill Property**" and a major goal of the CORE Plan is to "**Improve Quality of Life for Erwin Residents through health and wellness**". Each of these documented goals align with the core EPA Brownfields Program Assessment Grant mission and relate to the Target Area priority sites listed above. This redevelopment strategy strongly aligns with these existing community plans for economic development and addresses lingering environmental issues impacting the local disadvantaged community within the Target Area (See Sections 2.a-2.b). Through the assessments and planning directly afforded by this grant, Erwin will be able to achieve these stated goals.

1.e. Outcomes and Benefits of Overall Plan for Revitalization. Positive outcomes allow Erwin to continue to focus on enhancing economic potential within the Target Area. Each priority project outcomes align with Erwin's reuse strategies, address environmental issues facing the community, and have the potential to strongly spur economic growth in the Target Area. **Specific economic and non-economic outcomes and benefits of revitalizing Downtown include:** (1) potential tax revenue from facility reuse and revitalization, 2) non-construction and local job creation, reducing car travel outside the community which influences air pollution reduction and thus lessens asthma occurrences, 3) historical building conservation and adaptive reuse resulting in elimination of exposure to LBP/ACM and improved health outcomes, **use of energy efficient windows, appliances, lighting, and water fixtures reducing stress on electrical grids and treatment facilities**, 4) promotes tourism to downtown and the adjoining Dunn-Erwin Rail-Trail, and 5) catalyzes a live-work-play downtown atmosphere and uplifts this disadvantaged community for better mental health. **Planning efforts funded under this grant provide a unique opportunity for Erwin's continued focus on incorporating measures to improve resiliency to extreme weather events and natural disasters by incorporating stormwater best management practices into brownfield site redevelopment plans.**

Strategy for Leveraging Resources - 1.f. Resources Needed for Site Reuse. As documented in Section 2.a., Erwin does not have sufficient resources to enact meaningful changes toward revitalization without outside assistance. However, Erwin has a proven history of successfully securing outside funding to support redevelopment efforts (see Section 4.f.1.). Erwin is eligible for and has successfully leveraged multiple regional and state resources, including HUD, Federal Highways (NCDOT), the Community Development Block Grant Program (CDBG), and USDA Rural Development. Erwin will continue to utilize their long-standing partnerships with the Research Triangle Regional Partnership, a 13 County economic development alliance that provides incentives to new businesses and existing business expansion, and the Southern Economic Development Council whose purpose is to connect, develop, and grow economic opportunities across 17 Southern states through resources, training, and collaboration to assist with revitalization of the Target Area. Receiving and investing this EPA Brownfields grant on the Mill site leverages the already ongoing private developer's investment into this property, completing the assessments and eventual remediation and receiving the certificate of remediation completion under the NC Brownfields program. This in turn allows the developer to further leverage NC State tax exemptions towards investments into the redevelopment and reuse of this property, which will be a major economic improvement to the Town and its residents. The Mill site may also benefit from the Rural Economic Development Division of Commerce's Building Reuse and Demolition grants. Erwin can also tap into non-grant assistance sources such the Brownfields Technical Assistance Programs. Erwin will pursue EPA Cleanup Grants for priority sites as relevant and invite private investments and public grants from sources noted above/tax incentives to enable Brownfields redevelopment in the Target Corridor.

1.g. Use of Existing Infrastructure. Proposed assessments and redevelopment planning will directly optimize the use of existing infrastructure, including buildings. Priority sites will use existing utility connections (water, sewer, gas, electricity, and telecommunications) and roadways. Full infrastructure is in place throughout the Target Area with sufficient capacity to accommodate the intended redevelopment and growth, including 3-phase electric, natural gas, broadband services and water and sewer services provided by the Harnett County Regional

Water/Sewer Service. No significant new infrastructure needs are anticipated for priority site revitalization plans except for some minor localized improvements.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

| Demographic | North Carolina | Harnett County (Includes Erwin) | Town of Erwin | Census Tract 705 |
|---|----------------|---------------------------------|---------------|------------------|
| Population | 10,584,340 | 136,503 | 4,617 | 6,137 |
| Median Household Income (MHI) | \$69,904 | \$69,012 | \$50,077 | \$50,979 |
| % Rent Cost over 35% of HI | 38.6% | 34.4% | 43.4% | 42.6% |
| % Median Housing Value (MHV) vs. State | 100.0% | 85.1% | 57.9% | 57.9% |
| % Requiring Food Assistance (SNAP) | 12.5% | 14.4% | 17.7% | 16.1% |
| Census.gov ACS 5-Year Estimates Data Profiles ACSDP5Y2023 | | | | |

Community Need 2.a. The Community's Need for Funding

Due to the major industry loss of the Town's Mill (largest employer by far) and **small population (<5,000) with low household income to support desired revenue needs**, Erwin lacks critical financial resources and clearly demonstrates outside funding is

needed to facilitate assessment, remediation, redevelopment planning and subsequent reuse. These income disparities correlate to lower property values, which lead to decreased tax revenue for Erwin to fund assessments and cleanup planning while maintaining basic services. The high rent burden experienced within Erwin limits residents' ability to budget for such things as organic foods and gym memberships for healthier outcomes.

2.b. Health or Welfare of Sensitive Populations

Sensitive Populations residing in the Target Area are presented in the Table to the right. These disadvantaged residents, often under-educated and living within deteriorating housing containing ACM and LBP, do not have the means to effectively improve their living environment.

| Demographic | North Carolina | Harnett County (Includes Erwin) | Town of Erwin | Census Tract 705 |
|---|----------------|---------------------------------|---------------|------------------|
| % Total Population with Disability | 13.4% | 15.5% | 18.2% | 18.4% |
| % Grandparents responsible for Children | 39.1% | 34.0% | 51.7% | 54.3% |
| Bachelor's or Higher Education | 34.7% | 23.9% | 16.0% | 15.6% |
| % Homes Built Pre-1980 | 34.8% | 27.3% | 71.7% | 65.5% |
| % Over 65yrs old in Poverty | 10.2% | 12.1% | 11.9% | 15.3% |
| Census.gov ACS 5-Year Estimates Data Profiles ACSDP5Y2023 | | | | |

As shown in the Health Statistic Table (Section 2.c.), the Target Area suffers from above average incidences of cancer deaths, asthma, and birth defects in addition to higher chronic lower respiratory disease, and trachea, bronchus, and lung cancer death rates per 100K population². The local hospital serving the County stopped labor and delivery services in 2023 impacting all expecting mothers in the region. The Target Area has limited access to healthcare, highlighted by having just 1 Primary Care Physician for every 2,480 residents compared to the State rate of 1,410:1. This grant will facilitate risk identification and threat reduction needed to improve the sensitive population's wellbeing. Assessment, remedial planning, and site reuse will help to alleviate impacts to children, minorities, and those in poverty by (1) creating new jobs that can improve economic conditions and thus lessening poverty (2) attracting new business such as grocery stores and medical facilities that can increase access to better nutrition and healthcare improving health outcomes (3) creating new housing, particularly affordable housing, or renovated housing improving living conditions and reducing contaminant exposure. Brownfield sites will receive remediation planning to strategize the best way to facilitate hazard(s) removal, or implementation of site controls, to limit sensitive populations' exposure to contaminants of concern (COCs) near priority sites.

2.c. Greater Than Normal Incidence of Disease and Adverse Health Conditions

Assessment and remediation of priority sites located near sensitive populations, i.e., within high poverty areas and large elderly populations, that have the potential for releasing pollutants and carcinogens into the environment, will likely reduce asthma, cancer risks, and other higher than normal adverse conditions. Priority sites and other brownfields are likely contributing to greater than normal disease incidence

² www.harnett.org/health/downloads/harnett-cha-2022-final2.pdf

including cancer and asthma due to their former use as gas stations, dry cleaners, and other industrial/commercial uses which operated prior to regulatory oversight. Residents are exposed to COCs (e.g. petroleum, solvents, and other well-known carcinogens) through media contact. Priority site reuse plans (Section 1.b.) resolve health issues in two ways. Through this grant, assessments facilitate identification of potential environmental concerns and health risks to the community at priority sites. The assessments inform site redevelopment, which will mitigate identified COCs and therefore reduce threats of adverse health conditions to the surrounding communities. Second, new industries and services will improve quality of life through stable jobs, stable neighborhoods (i.e., controlling real estate price decline), and additional support and recreational services (e.g., grocery stores, and health services) all of which will improve health. More access to community health service providers in particular would promote proper health care before and during pregnancy to prevent birth defects and other poor outcomes.

| Health Statistic | State (NC) or USA | Harnett County (HC) or Town of Erwin (TOE) |
|--|--|--|
| % Cancer Deaths (2023) ¹ | 19.3 (NC) | 26.9 (HC) |
| % Est. prevalence of current asthma among adults aged 18+ (2023) ² | 10.5 (USA) | 11.3 (TOE) |
| Birth Defects: | NC has six perinatal care regions that report birth defect data ³ . HC is located within the Southeastern Region (SR) consisting of fourteen counties. In 2022, HC had the third highest birth defect count of the fourteen counties comprising the region, and the SR had the second highest total birth defect count among the six State regions. | |
| 1. https://schs.dph.ncdhhs.gov/data/cancer/profiles/2025/Harnett.pdf 2. https://www.cdc.gov/places/ 3. https://schs.dph.ncdhhs.gov/interactive/query/bdall/getdefectdata.cfm | | |

2.d. Economically Impoverished/Disproportionately Impacted Populations. As described in Section 2.a., Erwin’s and that of the Target Area populations’ MHI is significantly lower than State and County averages. Many residing amid these priority brownfield sites are multi-generational and have borne the brunt of disproportionate exposure to Erwin’s Mill Town legacy, resultant contaminants and loss of health and well-being. This grant will greatly promote environmental equality in these communities by providing a voice to these identified distressed groups through community engagement activities and Brownfields Task Force participation, providing the opportunity for meaningful involvement in site assessment, cleanup, and redevelopment planning within their communities, successfully guiding the changes that occur within their communities rather than merely reacting to them. The grant will assist in evaluating priority and other Target Area sites, determine environmental contamination, potential exposure risk which can then be mitigated during redevelopment. These efforts will not only remove the disproportionate share of environmental consequences to its disadvantaged population, but also improve the community through increased local jobs, services, and property values. Anticipated site reuses envisioned for the priority sites will provide housing and services/careers currently lacking in the Target Area.

Community Engagement - 2.e./2.f Project Involvement / Project Roles. Erwin recognizes the importance of community involvement in the prioritization and redevelopment process and will engage a citizen board inclusive of community members to participate in the **Erwin Brownfields Task Force (BTF)**. The BTF will advance sustainable regional brownfields redevelopment by serving as ambassadors and advisors, bringing community vision and their expertise as sites are discussed and prioritized to identify reuse potential. The Project Partners below have committed to providing support to the BTF to which **Erwin will lead and inform with assistance from their QEP.**

| Partner Name | Contact Information | Supporting Role to the Town of Erwin and the BTF |
|--------------------------------------|---|---|
| Mid-Carolina Regional Council (MCRC) | Samantha Wullenwaber Mid-Carolina Executive Dir. 919-579-2757 swullenwaber@mccog.org | Regional Council of Government organization-provides support to member organizations with limited capacity which includes assistance with grant administration, budgeting, and strategic planning. Town/BTF will tap these resources as needed. |

| | | |
|--|---|---|
| Erwin Area Chamber of Commerce | Frank Toth, 910-591-4207 contact@erwinchamber.org | Erwin Area Chamber of Commerce supports the regional businesses/nonprofits in the community. They will assist the BTF by disseminating Program information to its members. |
| Harnett County Economic Development | Stephen Barrington, Economic Development Dir. 910-814-6891 sbarrington@harnett.org | Assist the Town/BTF through their mission of attracting new businesses, retaining existing ones, and fostering growth through strategic marketing, workforce training, and leveraging location advantages; all roles critical to Brownfield revitalization. |
| Research Triangle Regional Partnership | Ryan Combs, Executive Dir. 919-334-4071 rcombs@researchtriangle.org | Assist Town/BTF as a connector between businesses looking to expand or relocate to brownfield properties, and the economic development offices, government agencies, and business organizations that support private sector growth. |
| First Free Will Baptist Church | 300 W N St, Erwin, NC 28339 910-897-6261 | Provide public engagement meeting space and outreach opportunities to minority residents and community members without broadband service. |

2.g. Incorporating Community Input. The existing **Town of Erwin Planning Board (EPB)** will serve as its **Brownfields Task Force (BTF)**. The EPB is an eight-member citizen advisory board appointed by the Board of Commissioners (BOC) on a rotating schedule to three-year terms. Six live inside the Town limits with two residing within the Town’s extraterritorial jurisdiction. The EPB reviews and makes recommendations to the BOC on all proposals for rezoning, various development-related requests, and amendments and additions to the Town’s zoning regulations and comprehensive plan. The EPB conducts public hearings at 7 pm on the third Monday of each month in the Erwin Municipal Building Board Room at 100 West F Street. Meetings are open to the public with agendas posted beforehand. **At least semi-annually, the EPB will shift focus of one of these meetings to the Brownfields Program, thus acting as the BTF, where updates from Town Manager, Snow Bowden and QEP Staff will be heard and BTF/Public input received.**

The BTF will assist with identifying and ranking candidate sites, provide input on future brownfield site redevelopment, establish milestones, and ensure that the proposed activities are completed within the grant period. The BTF will serve as advisors and steering committee throughout the project to advance a sustainable brownfields redevelopment program through their diverse expertise and community vision. They will also serve as community ambassadors/spokespersons communicating the availability and benefits of the EPA funded Brownfield Program throughout the community.

Erwin has a well-documented history of community engagement for meaningful planning input. For example, during the Town’s recent 2023 LUP update process, a Steering Committee was formed that convened 4 times to meet with stakeholders from the following groups: developers, builders, downtown stakeholders, local and regional governmental staff (transportation, public works, utilities, etc.), County Parks and Schools, and groups of residents focusing on neighborhoods, environmental, and cultural aspects. Two public meetings were also held in varying stages of the process to solicit input and provide updates. One meeting invited residents to Taco ‘Bout the Town’ at the public library to enjoy tacos and informal discussions about their vision and priorities for the plan update. The second meeting was held at the First Free Will Baptist Church (Project Partner). At all meetings residents provided input in multiple ways through comment forms, and mapping, visioning, and prioritization activities. An online survey ran for approximately three months and received 118 responses. The survey featured multiple choice, ranking, and open-ended questions, allowing respondents to provide more detail about their vision, goals, and priorities for the future of Erwin. **Erwin and the BTF** will continue to use these successful methods of public outreach among others, incorporating both in person and virtual announcements and input opportunities, and shall use interpreters for non-English speaking residents as the need arises.

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| 3. TASK DESCRIPTIONS, COST ESTIMATES AND MEASURING PROGRESS |
| Description of Tasks/Activities and Outputs (Sections 3.a.-d. outlined under each task) |
| Task 1 – Grant Reporting/Cooperative Agreement Oversight/ Community Engagement |
| a. Project Implementation: Grant Reporting/Cooperative Agreement Oversight includes program and financial |

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

b. Anticipated Project Schedule: Procure Qualified Environmental Professional (QEP) (4.d): Q1; ACRES and quarterly reports: Quarterly and as needed; Annual and closeout reports: Q4, Q8, Q12, Q16; BTF meeting: Q2 and quarterly thereafter; Other activities: Ongoing and as needed.

c. Task / Activity Lead: **Town Staff led by Snow Bowden (AOR) or his designee (See Section 4.a)** with input/ assistance from QEP and BTF will oversee and direct grant implementation, reporting and community engagement activities.

d. Outputs: RFP/QEP Contract (1); Quarterly Reports (16 Total - 4/Year); Annual Reports (4); Closeout Report (1); Property Profile Forms/ACRES Site Entries (18); BTF Meetings (16); Community Meetings (8); Conferences (3); Brochures (3); Media Releases (6); Web Page Content (3); Advertisement, printing, and supplies (4-6 events).

Task 2 – Site Inventory and Prioritization

a. Project Implementation: The Town will prepare a Town-wide brownfields site inventory and database with emphasis/priority on Target Areas described in Section 1.a and include sites in economically underserved and disproportionately impacted neighborhoods. These properties will be compiled, mapped, characterized, and prioritized by the BTF and Town staff based on community vision, redevelopment potential, and community needs. A pool of sites will be selected for assessment from the target areas. If grant funds remain after addressing the priority sites, available economic screening tools will be used to identify additional sites within the geographic area. When sites have been identified, they will be selected using the same criteria. No assessments will be conducted prior to confirming eligibility with EPA and DEQ, if applicable, for petroleum sites using Brownfields Site Eligibility Determination Checklist (Checklist). **Grant-funded activities:** Contractual costs to develop, maintain inventory/database and complete Checklists. **Non-EPA funded activities:** In-kind **Town Staff (Snow Bowden (AOR) or his designee)** oversight, site prioritization, and property owner access coordination. **Estimated in-kind \$5,000**

b. Anticipated Project Schedule: Site inventory and database, prioritization, selection: Q2 – Q3, update periodically as needed; Other activities: Ongoing and as needed.

c. Task / Activity Lead: QEP will prepare/maintain inventory and Checklists with Town Staff led by Snow Bowden (AOR) or his designee oversight assistance with access coordination and work product review/approval. BTF will provide site selection and prioritization input.

d. Outputs: Inventory/Database (1); Prioritization Matrix (1); New and/or updated Checklists (25)

Task 3 – Environmental Site Assessments (ESAs)

a. Project Implementation: Upon receiving eligibility approval and access from property owners, approximately 12 Phase I ESAs will be conducted beginning with Priority Sites. Phase I ESA time and costs are contingent upon property size, existing improvements, past uses, and extent of known or suspected Recognized Environmental Conditions (RECs). Based on Phase I ESA results, approximately 4 sites will be addressed through Phase II ESAs, which include (a) project work plans, i.e. (generic Quality Assurance Project Plan (QAPP)), site specific Health and Safety Plans (HASPs), and site-specific QAPPs (SSQAPPs); (b) soil, groundwater and/or air sampling; (c) lab analyses and data validation; and (d) summary reports with recommendations for further action, if warranted. **Grant-funded activities:** Contractual costs for assessments, work plans, and reports. **Non-EPA funded activities:** In-kind **Town Staff (Snow Bowden (AOR) or his designee)** oversight, coordination with property owners, and review of work products prior to EPA submittal. **Estimated In-kind \$10,000**

b. Anticipated Project Schedule: Phase I ESAs: Q3 – Q15 (after creating inventory database and priority list); Phase II ESAs: Q3 – Q15 (following Phase I review and priority list)

c. Task / Activity Lead: QEP with Town Staff led by Snow Bowden (AOR) or his designee oversight, assistance with

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| property owner coordination and community input, and work product review/approval. |
| d. Outputs: Phase I ESA Reports (12); Phase II ESA Reports (4); Phase II ESA Planning Documents (9 Total): Generic QAPP (1), HASPs (4) and SSQAPPs (4) |
| Task 4 – Preliminary Planning for Remediation and/or Redevelopment |
| a. Project Implementation: For some sites addressed through Phase II ESAs, preliminary remediation plans (Analyses of Brownfields Cleanup Alternatives or ABCAs) and associated cost estimates will be prepared to review alternatives for further environmental investigation and/or remediation, if warranted. Town staff and QEP will also work with stakeholders to conduct preliminary redevelopment planning for selected target areas and/or sites to explore best reuse and economic potential. This may include reuse plans, feasibility studies, master plans, infrastructure evaluations, and conceptual development plans. Grant-funded activities: QEP costs for remediation and redevelopment plans. Non-EPA funded activities: In-kind Town Staff (Snow Bowden (AOR) or his designee) oversight, coordination with property owners and community partners to prepare plans and review/approve work products. Estimated In-kind \$16,000 |
| b. Anticipated Schedule: Q3 – Q15 |
| c. Task / Activity Lead: QEP with Town Staff led by Snow Bowden (AOR) or his designee oversight, assistance with property owner coordination and community input, and work product review/approval. |
| d. Outputs: Site-Specific ABCAs (4); Site-Specific Redevelopment Plans / Studies for priority sites (4); Area-Wide Revitalization Plans / Studies for target areas (1) |

3.e. Cost Estimates: The **Project Budget Table** below provides direct costs to the defined tasks and cost types.

| Budget Categories | | Task 1 Cooperative Agreement Oversight/ Grant Reporting/ Com. Engagement | Task 2 Site Inventory / Prioritization | Task 3 Environmental Site Assessments | Task 4 Remediation / Redevelopment Planning | Total |
|-------------------------|-------------|--|--|--|--|------------------|
| Direct Costs | Conference | \$10,000 | \$0 | \$0 | \$0 | \$10,000 |
| | Contractual | \$42,200 | \$35,000 | \$262,800 | \$150,000 | \$490,000 |
| TOTAL BUDGET | | \$52,200 | \$35,000 | \$262,800 | \$150,000 | \$500,000 |

Development and Application of Cost Estimates: The **Project Budget Table** below provides direct costs to the defined tasks and cost types including cost estimates for each task, the cost development based on reasonable and realistic unit costs, and cost application to task activities. Cost estimates include an allocation of **53%** of funds towards site-specific assessments and **30%** of funds towards reuse/area-wide planning activities. Remaining funds will be used towards performance and financial reporting, cooperative agreement oversight, community engagement, and site inventory and prioritization. **The Town will not charge for indirect costs; in-kind costs that the Town estimates to incur are not included here.**

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| Task 1 – Grant Reporting / Cooperative Agreement Oversight/ Community Engagement – \$52,200 Total – Direct & Contractual |
| (a) Travel – \$10,000 Total (Direct Expense) – Attendance of 2 national conferences for 1 person and 3 state conferences for 2 people assuming the following unit costs (national/state): Conference registration: \$250/\$200; Transportation: \$800/\$250; Hotel: \$250 per night for 4 nights/\$150 per night for 2 nights; Meals: \$70 per day for 4 days/\$70 per day for 2 days |
| (b) Contractual – \$39,200 Total – QEP assistance for performance and financial reporting: \$1,200/quarter (\$4,800/year, \$19,200 Total; includes Annual reporting); QEP assistance for final performance and financial report \$5,000/Grant; and QEP assistance for community engagement activities/BTF meetings, including development of communication materials: (\$3,750/year, \$15,000 Total); advertisement, printing, and other material costs for public meetings and community involvement events - \$3000 Total for 4 years @estimated \$750/yr (est. 4-6 events total). |

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| Task 2 – Site Inventory and Prioritization – \$35,000 Contractual |
| (a) Develop and maintain a brownfields site inventory mapping/database and site prioritization matrix estimated: \$15,000 Total |
| (b) Site access coordination, preparation and submittal of checklists for EPA approval: \$1,250/quarter (\$5,000/year, \$20,000 Total) |
| Task 3 – Environmental Site Assessments (ESAs)* – \$262,800 Total – Contractual |
| (a) Phase I ESAs – Twelve (12) @ \$5,250 average – \$63,000 Total |
| (b) Phase II ESAs – Four (4) @ \$42,250 average – \$169,000 Total |
| (c) Project Work Plans – Nine (9) plans – \$30,800 Total, as follows: <ul style="list-style-type: none"> • Generic Quality Assurance Project Plan – 1 @ \$ 6,000 Total • Site-Specific Health & Safety Plans (HASPs)** – 4 @ \$1,200 average – \$4,800 Total • Site-Specific QAPPs (SSQAPPs)** – 4 @ \$5,000 average – \$20,000 Total |
| Task 4 – Remediation / Redevelopment Plans – \$150,000 Total – Contractual |
| Based on site conditions following assessment, the Town anticipates completing approximately nine (9) planning documents estimated as follows: |
| (a) Preliminary Site Remediation Plans (ABCAs) – 4 @ \$15,000 average – \$60,000Total |
| (b) Site-Specific Redevelopment/Reuse Plans/Studies – 4 @ \$15,000 average – \$60,000 Total |
| (c) Area-Wide Redevelopment Plans/Studies – 1 @ \$30,000 average – \$30,000 Total |

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

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

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

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4.a / 4.b / 4.c - Organizational Capacity, Organizational Structure & Description of Key Staff

AUTHORIZED ORGANIZATIONAL REPRESENTATIVE (AOR): Snow Bowden, Town Manager

Snow Bowden will act as the AOR/ Brownfields Program Manager and BTF Leader. He is an experienced Town Manager, holding degrees from Appalachian State University and Western Carolina University, with a demonstrated history of working in a government administration capacity. Snow has 10 years’ experience with the Town of Erwin as a Manager and Planner and is committed to the success of the Town’s brownfields program. He will combine his institutional knowledge of the community, local government administration and economic development experience to provide the responsible guidance necessary to effectively oversee and manage all activities associated with the grant agreement. Mr. Bowden has an excellent track record of grant implementation having managed over **\$5-million** of federal and state grant funding with excellent results and adherence to grant requirements. He will assist with the selection of a QEP firm to carry out the administrative and technical aspects of the project. He will lead BTF meetings and coordinate input from Project Partners. He will provide grant/brownfield program QA/QC oversight (to be detailed in the QAPrP/QMP).

FINANCE: Linda P. Williams, Finance Director

Linda P. Williams has served as the Finance Director for the Town of Erwin for approximately five years. She has managed over 1.5 million dollars in federal grants during that time. She has over 13 years' experience of accounting, grant and financial management in local government including 13 years with the Town of Angier, NC as a Finance Officer. Linda will oversee grant related financial reporting and conduct ASAP drawdown of grant funds.

TECHNICAL: Dylan Eure, Town Planner

Dylan holds Public Administration degrees from the Universities of Campbell (Bachelor's) and North Carolina State (Masters). Dylan will provide additional technical expertise for the project. His duties include overseeing the Town's planning, inspections, flood prevention, minimum housing, and zoning code enforcement efforts. Mr. Eure can provide a unique perspective for the brownfields program, particularly with regard to redevelopment planning for specific sites where potential reuse of existing facilities is deemed appropriate.

4.d Acquiring Additional Resources. Erwin will rely on a Qualified Environmental Professional (QEP) contractor with appropriate expertise and resources to carry out the technical aspects of its Brownfields Redevelopment Program. For contractor selection and procurement, the Town will follow its competitive negotiation policies and procedures to obtain high quality professional services at reasonable cost, which will be conducted in a fair and impartial manner in compliance with Federal Code 40 CFR 31.36 and the North Carolina "Public Contract Law" (NC Code, Chapter 143, Article 8). Consideration as allowed by law will be given to proximal and firms within the region including local firms who have historically benefited from the various brownfields redevelopment and remediation work completed to date in the region. Beginning with advertisement of a request for qualifications and proposals for professional services, followed by interviews with top candidates if needed, staff will score applicants and make recommendations to the Board for approval to negotiate a contract with a qualified candidate. Applicable EPA solicitation clauses will be incorporated into the Town's solicitation and final contract executed with the QEP. The Town has a strong history of promoting local hiring and procurement as allowed by law and will continue to do so. Following appropriate procurement processes the Town will look for opportunities to support local employment in brownfields assessment, cleanup, or redevelopment.

Past Performance and Accomplishments

4.f. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Financial Assistance Agreements 4.f.1. - Purpose and Accomplishments Erwin has been awarded multiple state and federal funding opportunities within the last 10-years, each requiring at a minimum, annual project status and financial reporting with others requiring project updates as frequent as monthly. Such funding includes federal American Rescue Plan Act Funds (\$1.6M), Federal Emergency Management Agency (FEMA) Hurricane Cleanup Funds (Hurricanes Matthew and Florence, \$500K total), NCDEQ Stormwater Management and Stream Restoration Grants to improve the Target Area's climate resiliency (\$510K Total), and a Multimodal Planning Grant awarded by NC Department of Transportation to develop bicycle and pedestrian plans for the Target Area (\$40.5K). **The repeat awards issued by FEMA and NCDEQ demonstrate Erwin has the ability to meet grant requirements in a successful and timely manner and produce quality outcomes to the satisfaction of the awarding agency.**

4.f.2. - Compliance with Grant Requirements In each instance of funding assistance listed above, the Town fulfilled the requirements of developing a work plan, maintaining a timely schedule, and fulfilled the terms and conditions of all assistance agreements. The Town's leadership team reported to the given agency in a timely and acceptable manner. For all projects identified above, all applicable site information, required administrative reports, design documentation, and final inspections were completed and/or submitted in a timely manner and approved by funding and regulatory agencies with purview. Final project closeout was accomplished for these projects in compliance with program requirements.

TOWN OF ERWIN, NORTH CAROLINA
PROPOSAL FOR USEPA'S COMMUNITY-WIDE BROWNFIELDS ASSESSMENT GRANT
NOFO No. EPA-OLEM-OBLR-25-04 / ASSISTANCE LISTING No. 66.818
SECTION 2.B./4.A.5. – THRESHOLD CRITERIA
JANUARY 23, 2026
Page 1 of 2

1. **Applicant Eligibility**

- a.) Erwin, North Carolina, formed in 1903, is a small, rural area rich in history with a strong sense of community. As a chartered political subdivision of the State of North Carolina (1967), Erwin is considered a **General Purpose Unit of Local Government** and an eligible applicant for funding under EPA guidelines having rights to conduct associated activities within the Town's incorporated limits under the EPA Cooperative Agreement. A copy of the Town's 1967 Charter is attached.
- b.) **Not applicable.** Erwin is a General Purpose Unit of Local Government and not covered under IRS Code 501(c)(4).

2. **Community Involvement**

The existing Town of Erwin Planning Board (EPB) will serve as its **Brownfields Task Force (BTF)**. The EPB is an eight-member citizen advisory board appointed by the Board of Commissioners (BOC) on a rotating schedule to three-year terms. Six live inside the Town limits with two residing within the Town's extraterritorial jurisdiction. The EPB reviews and makes recommendations to the BOC on all proposals for rezoning, various development-related requests, and amendments and additions to the Town's zoning regulations and comprehensive plan. The EPB conducts public hearings at 7 pm on the third Monday of each month in the Erwin Municipal Building Board Room at 100 West F Street. Meetings are open to the public with agendas posted beforehand. At least quarterly, the EPB will shift focus of one of these meetings to the Brownfield Program, acting as the BTF, where updates from Town Manager, Snow Bowden (or his designee) and QEP Staff will be heard.

The BTF will assist with identifying and ranking candidate sites, establishing milestones, and ensuring that the proposed activities are completed within the grant period. The BTF will serve as advisors and steering committee throughout the project to advance a sustainable brownfields redevelopment program through their diverse expertise and community vision. They will also serve as community ambassadors/spokespersons communicating the availability and benefits of the EPA funded Brownfield Program throughout the community.

Erwin has a well-documented history of community engagement for meaningful planning input. For example, during the Town's recent 2023 LUP update process, a Steering Committee was formed that convened 4 times to meet with stakeholders from the following groups: developers, builders, downtown stakeholders, local and regional governmental staff (transportation, public works, utilities, etc.), County Parks and Schools, and groups of residents focusing on neighborhoods, environmental, and cultural aspects. Two public meetings were also held in varying stages of the process to solicit input and provide updates. One meeting invited residents to Taco 'Bout the Town' at the public library to enjoy tacos and informal discussions about their vision and priorities for the plan update.

TOWN OF ERWIN, NORTH CAROLINA
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The second meeting was held at the First Free Will Baptist Church. At all meetings residents provided input in multiple ways through comment forms, and mapping, visioning, and prioritization activities. An online survey ran for approximately three months and received 118 responses. The survey featured multiple choice, ranking, and open-ended questions, allowing respondents to provide more detail about their vision, goals, and priorities for the future of Erwin. Erwin and the BTF will continue to use these successful methods of public outreach among others, incorporating both in person and virtual announcements and input opportunities, and shall use interpreters for non-English speaking residents as the need arises.

3. Expenditure of Assessment Grant Funds

Not Applicable: The applicant affirms it does not have an active EPA Brownfields Assessment Grant.

4. Contractors and Named Subrecipients

Not applicable: The applicant has not identified a procurement contractor nor subrecipient to conduct work proposed in this application.

OPTIONAL APPLICATION ITEMS

4.A.6 - GRANTS.GOV LOBBYING FORM

Town of Erwin has completed this form and submitted with this application.

4.A.7 - NEGOTIATED/INDIRECT COST RATE

Not Applicable. Town of Erwin is not proposing to charge indirect costs to the USEPA Grant.