



R04-26-A-030

1. Applicant Identification  
Harnett County  
455 McKinney Parkway  
Lillington, NC 27546
2. Website URL: <https://www.harnett.org/>
3. Funding Requested
  - a. Assessment Grant Type: Community-wide
  - b. Federal Funds Requested: \$500,000
4. Location
  - a) City of Dunn & Town of Coats, b) Harnett County, c) North Carolina
5. Target Area and Priority Site Information  
Target area 1: Dunn, NC – census tract 37085070100  
Priority site: Meatpacking Site, 2302 US 301 S, Dunn, NC 28334  
  
Target area 2: Coats, NC – census tract 37085070402  
Priority site: Coates School, 390 N McKinley Street, Coats, NC 27521
6. Contacts
  - a. Project Director  
Stephen Barrington, Director of Economic Development  
910-814-6891  
[sbarrington@harnett.org](mailto:sbarrington@harnett.org)  
615 Airport Road, Erwin, NC 28339
  - b. Chief Executive/Highest Ranking Elected Official  
Duncan Edwards Jagers, County Commissioners Chairman  
910-890-4898  
[ejagers@harnett.org](mailto:ejagers@harnett.org)  
421 Brown Road, Lillington, NC 27546
7. Population  
Dunn, NC: 8,512  
Coats, NC: 2,029  
(US Census: 2019–2023 American Community Survey)



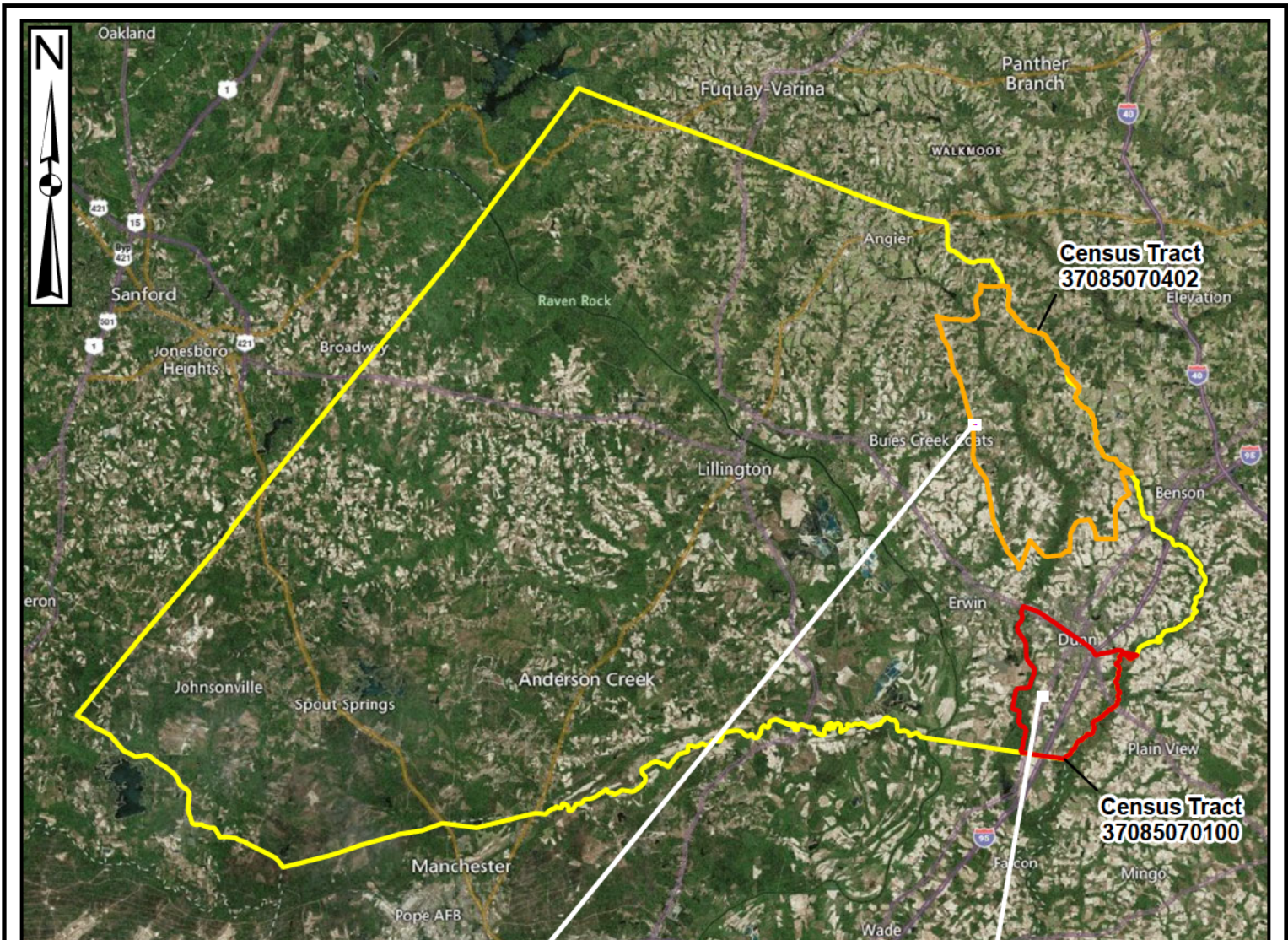
**Harnett**  
**C O U N T Y**  
NORTH CAROLINA

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.



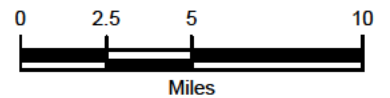
**Priority Site 2: Coats School**



**Priority Site 1: Meatpacking Site**



- ▬ Harnett County
- ▬ Target Area - Census Tract 37085070100
- ▬ Target Area - Census Tract 37085070402
- ▬ Priority Site 1: Meatpacking Site, 2302 US 301 S, Dunn, NC
- ▬ Priority Site 2: Coats School, 390 N McKinley Street, Coats, NC



DATA SOURCES:  
 Bing Aerial Imagery  
 Basemap accessed  
 2026; Site Boundary  
 based on NC One Map  
 Harnett County and  
 NC Census Tract  
 Municipality Data

**Target Area and Priority Site Map**  
 Brownfields Assessment Grant Application  
 City of Dunn and Town of Coats  
 Census Tracts 37085070100 and 37085070402  
 Harnett County, NC

**EXHIBIT  
 NO.**  
**1**



NORTH CAROLINA  
*Environmental Quality*

January 13, 2025

JOSH STEIN  
*Governor*

D. REID WILSON  
*Secretary*

MICHAEL SCOTT  
*Director*

Stephen Barrington  
Economic Director  
Harnett County  
615 Airport Road  
Erwin, NC 28339  
[sbarrington@harnett.org](mailto:sbarrington@harnett.org)

Re: U.S. EPA Brownfields Community-Wide Assessment Grant – Harnett County

Dear Mr. Barrington,

The North Carolina Department of Environmental Quality (DEQ) Brownfields Redevelopment Section (BRS) acknowledges and supports the Harnett County's application for a U.S. EPA Brownfields Community-Wide Assessment Grant. We understand that your grant will focus on assessments at the Former Meatpacking Site located at 2302 US 301 S in Dunn and the Former Coats School at 390 N McKinley Street in Coats. Revitalization of these properties will be a wonderful success for this community and Harnett County.

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. This is especially imperative for the N 13<sup>th</sup> Street Erwin Mill property that is a recorded Brownfields Site (BRS #22058-18-043). 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 Harnett County 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,

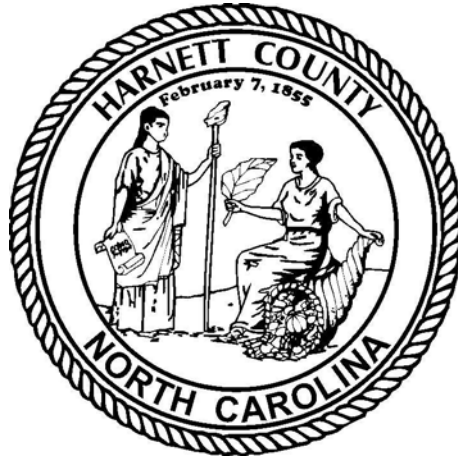
A handwritten signature in blue ink that reads "Jordan L. Thompson".

Jordan Thompson  
Brownfields Grant Coordinator

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



**Harnett County, NC**

**FY26 Brownfield Assessment Grant  
Narrative**



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

**Target Area and Brownfields.** a. Overview of Brownfield Challenges and Description of Target Area: Harnett County (County), North Carolina, is a historically rural county located in the heart of the state. The County, established in 1855, was shaped by its legacy of agriculture, manufacturing, and transportation. The County's development was driven by industries such as cotton, tobacco, brick manufacturing, and textiles as well as the growth of railroad and highway infrastructure. Over time, the County experienced significant economic shifts, including the decline of traditional manufacturing and the closure of major employers, resulting in a landscape devastated by vacant, underused, and potentially contaminated properties. **Within Harnett County, the communities of Dunn and Coats represent some of the most affected areas.**

Dunn was originally a logging and turpentine town incorporated in 1887, and it grew rapidly as a railroad depot and later developed a strong manufacturing base. Historic industries included textile mills, bottling works, and cotton companies, many of which left behind vacant or underused properties with potential contamination from petroleum products, solvents, and heavy metals. Coats, chartered in 1905, has a history rooted in agriculture and brick manufacturing. Though agriculture remains a key economic driver, former industrial sites and aging infrastructure present environmental concerns. Many residents commute to regional employment centers, and revitalizing local sites will improve job access and community cohesion. **Both communities are characterized by small populations, limited municipal budgets, and constrained staff capacity,** which restrict their ability to individually pursue and administer federal grants for environmental assessment and redevelopment.

For the purposes of this Brownfield Assessment Grant, the **geographic boundary is the entirety of Harnett County.** Within this boundary, the County has identified **two target areas** for focused assessment activities: **census tract (CT) 37085070100 in Dunn and CT 37085070402 in Coats.** These target areas are home to **vulnerable populations, including a high proportion of those experiencing low income and poverty (17%/US 12%) and a high percentage of Black residents (24%/US 12%)** (the average of the two CTs has been provided).<sup>1</sup> Persistent challenges faced by the distressed communities underscore the urgent need for targeted investment. With this grant, the County aims to address these disparities by providing access to assessment resources and fostering equitable redevelopment opportunities that benefit all residents.

b. Description of the Priority Brownfield Site(s): The County has **identified more than 100 potential brownfield sites across Dunn and Coats,** including former gas stations, industrial mills, and dry cleaners. The two priority sites within the target areas were selected for their historical significance, potential contamination, proximity to sensitive populations, alignment with redevelopment goals, and confirmed property access from site owners upon grant award.

In Dunn, the priority site is a former **meatpacking facility** located at 2302 US 301 S. The 7.56-acre property was originally developed in 1972 and operated as a meatpacking facility surrounded by agricultural land. A tornado severely damaged the building in 2011, compromising its structural integrity and leaving the site vacant and forcing the property owner to fence off the site for safety. Although the property is situated in an industrial area, it is located close to single-family residential neighborhoods. Within a one-mile radius, there are several schools and churches that serve the community. The building's age and its use for food processing suggest the likelihood of contamination from petroleum products, which were commonly used in machinery and backup generators, as well as refrigerants from cold storage units. Additionally, construction practices from the early 1970s raise the possibility of asbestos-containing material (ACM) and lead-based

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<sup>1</sup> US Census: 2019–2023 American Community Survey.



**Harnett County, NC**  
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paint (LBP) being present in the building materials. **The County has received site access for assessment from the property owner.**

In Coats, the priority site is the former **Coats School**, located at 390 N McKinley Street. The site spans approximately 10 acres and is currently vacant greenspace. The school operated on the site until it was demolished between 2009 and 2013. The building's age and demolition history suggest the potential for contamination from petroleum products, which may have been used in heating systems and maintenance operations, as well as possible ACM and LBP from older construction materials. The property is adjacent to a church and residential areas, with additional schools and homes located within a one-mile radius. **The County has site access for assessment.**

c. Identifying Additional Sites: The County will work with residents and community project partners to create a systematic tool for identifying and prioritizing brownfield sites. This process will use a structured evaluation framework incorporating municipal records, planning consultations, site inspections, and census data to ensure areas with the greatest socioeconomic need are considered. Prioritization will follow clear criteria: barriers to revitalization, anticipated economic and community benefits, site readiness, and alignment with local development plans. Sites offering the highest potential for impact will be addressed first. If funds remain after all target areas have been addressed, the same process will be applied to additional sites that benefit vulnerable populations across the **County's geographic boundary**.

**Revitalization of the Target Area.** d. Reuse Strategy and Alignment with Revitalization Plans: The County seeks to advance redevelopment at the priority sites and beyond. With the **Harnett Horizons 2040 Comprehensive Plan**, the vision for the county seeks increased land use, stronger infrastructure, additional housing, and strategic economic development. While partnering with numerous local municipal partners, property owners, and local developers, the County will use this grant funding to address the need for environmental due diligence efforts, while simultaneously leveraging other avenues for state and federal funding opportunities that will ensure a broad range of funding sources to support long-term growth plans.

Redevelopment of both priority sites will bring growth and vitality to the communities where they are located. The former **meatpacking facility** sits adjacent to a planned Class A industrial, which positions it as a prime opportunity for redevelopment into additional **industrial job opportunities**. With infrastructure already in place, the property can be readily transformed to support the County's expanding industrial footprint in central North Carolina. Strengthening the concentration of industrial sites in this area will help ensure that residents have access to the significant number of jobs anticipated as these sites come online, further attracting new industries and talent to Harnett County. This effort aligns directly with the County's Jobs Campaign, which aims to create 1,000 new jobs by 2030 at wages at or above 125% of the county-wide average.

The former **Coats School** site is positioned minutes off the major I-95 corridor, making it an ideal location for new development. As a vacant property, it offers a true blank canvas with the flexibility to **accommodate a range of community-driven uses**. Local stakeholders have expressed interest in transforming the site into a **mixed-use development or creating a community-oriented green or recreation space that enhances quality of life**. The County has also discussed opportunities to use the property for small-business incubation or as an expansion area for existing Coats businesses. Together, these potential redevelopment strategies would help strengthen Coats' Main Street and support **compact, intentional growth**, rather than contributing to unchecked sprawl. EPA-approved planning activities from this grant funding will incorporate community feedback and create a **site reuse plan** to determine best reuse for this site.



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e. **Outcomes and Benefits of Reuse Strategy:** The redevelopment of the former **meatpacking facility** and the former **Coats School** site will generate significant and lasting benefits for the County. Collectively, these projects will **catalyze county-wide economic growth, strengthen community vitality, and advance long-term redevelopment goals** by transforming underused properties into productive community assets.

Redevelopment of the former **meatpacking facility**, which is adjacent to a planned Class A industrial , will expand the County’s industrial footprint and enhance its competitiveness within the central North Carolina market. The project will expand the **tax base, attract investment in supporting industries**, and provide residents with greater access to high-quality employment opportunities (50+ jobs) that will foster economic growth and **upward mobility**. The former **Coats School** site presents a transformative redevelopment opportunity. Positioned minutes off the major I-95 corridor, the vacant property offers a flexible and community-driven space suitable for mixed-use development, greenspace, recreation amenities, or small-business incubation. Redevelopment concepts under consideration—ranging from business expansion to community gathering areas—would reinforce Coats’ Main Street, promote compact and intentional development, and avoid the spread of low-density sprawl. These improvements would enhance quality of life for residents, greenspaces (noneconomic benefit), provide new business opportunities, and support the Town’s **long-term growth vision**.

The County will collaborate with developers to incorporate environmental resilience, capacity, and sustainability into redevelopment plans. To build a resilient community, the County will promote **energy-efficient design**, encourage sustainable practices, and support the use of **renewable energy sources such as solar lighting and wind power**. This grant includes funding for a Brownfield Area-Wide Plan that will outline strategies to **strengthen local resilience against extreme weather events and natural disasters**, thereby ensuring redevelopment remains focused on long-term, resilient reuse for generations to come. The redevelopment plans at the priority sites form a unified strategy to revitalize community centers, expand economic opportunity, and improve environmental and social conditions. By leveraging each site’s strengths and aligning efforts with local and county priorities, Harnett County will drive sustainable growth and deliver lasting benefits for residents, businesses, and future generations.

**Strategy for Leveraging Resources.** f. **Resources Needed for Site Reuse:** Harnett County has a strong track record of leveraging grant resources and strategic investments to enhance community infrastructure, promote economic development, and improve quality of life for its residents. By combining state and federal funding with local resources, the County has successfully revitalized underused properties, expanded access to essential services, and supported workforce development initiatives that strengthen the local economy. Building on this success, Harnett County is well positioned to pursue additional funding opportunities to further its redevelopment and community enhancement goals. Potential sources include the **Community Development Block Grant (CDBG) Program**, which can support infrastructure improvements, property redevelopment, and community-focused projects; the **USDA Community Facilities Direct Loan & Grant Program**, which provides funding for essential public facilities and community amenities in rural areas; and **Golden LEAF Infrastructure Grants**, which can be used to improve public infrastructure, prepare sites for industrial or commercial development, and support broader economic growth. By strategically applying for and leveraging these programs and coupling these opportunities with this grant funding and using resources from the **State Brownfield Program**, the County will continue to transform underused sites, expand economic opportunities, and foster sustainable, long-term growth.



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g. Use of Existing Infrastructure: The target areas have established infrastructure, including water, sewer, streets, broadband, and electricity, that is sufficient to support redevelopment at all priority sites. Roads and utility lines are in place with capacity for new businesses, manufacturing, and commercial activity. If upgrades are needed at the priority sites, the County will work with local and state agencies to secure funding for necessary improvements.

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

**Community Need.** a. The Community's Need for Funding: **The information presented in the following sections will be given as an average of the US Census Data of the two census tracts that comprise the two target areas.** The target-area communities face significant economic challenges that limit their ability to independently pursue environmental assessment and brownfield redevelopment. Both target areas are home to a small population: **Dunn 8,512 and Coats 2,029.**<sup>2</sup> The target areas are characterized by **low household incomes** and poverty rates greater than the national averages. The **average median household income of \$42,704** (US \$78,538), the **median family income of \$54,904** (US \$96,922), and the **per capita income of \$29,158** (US \$43,289) underscore the economic vulnerability of these populations.<sup>2</sup> Residents are impoverished: **15% of all residents live below the poverty line** (US 12%).<sup>2</sup>

These economic indicators reflect a broader lack of financial capacity to address environmental concerns and pursue redevelopment without external support. Local governments in Dunn and Coats operate with limited budgets and staffing, making it difficult to allocate resources for brownfield assessment or remediation. The County has the experience and infrastructure to manage federal grants, but the municipalities within the target areas lack access to funding streams and technical expertise necessary to address brownfield challenges on their own. This grant will provide critical funding to initiate environmental assessments, engage the community, and lay the groundwork for future redevelopment projects that can improve public health, attract investment, and create economic opportunities in these distressed areas.

b. Health or Welfare of Sensitive Populations: The target areas include a significant concentration of sensitive populations who face persistent threats to their health and welfare due to economic hardship, environmental legacy issues, and proximity to potentially contaminated sites. Across the target areas, a growing percent of the population is impoverished and **52% are female** (US 51%), and many live in neighborhoods adjacent to former industrial sites with suspected contamination.<sup>2</sup> Poverty in the target areas is increasing: approximately **12% of families** (US 8%) and **42% of female head of household with no spouse present live below the poverty line** (US 24%).<sup>2</sup> Compounding this economic vulnerability, **19% of households receive Supplemental Nutrition Assistance Program (SNAP) benefits** (US 11%) and **39% are living on social security** (US 31%).<sup>2</sup> In addition to these sensitive populations, **24% of residents are Black** (US 12%).<sup>2</sup>

In addition to economic challenges, residents in the target areas face **low educational attainment, elevated crime rates, and lack of job opportunities** that impact their overall well-being and sense of safety. For example, the chance of becoming a victim of a violent crime in Dunn is 1 in 132, compared to 1 in 256 across North Carolina.<sup>3</sup> This disparity highlights the increased risk faced by residents in the target areas, especially those living near vacant or blighted properties that may attract illicit and illegal activities. The presence of deteriorating and underused brownfield sites contributes to neighborhood instability and can exacerbate safety concerns for families, children, and seniors. Within the target areas 13% of residents do not have a high school diploma (US 5%), which highlights the need for industrial plant jobs that can meet any education

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

<sup>3</sup> <https://www.neighborhoodscout.com/nc/dunn/crime>.



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level.<sup>4</sup> Redeveloping the **meatpacking facility** to expand the industrial area and transforming the **Coats School** property into mixed-use redevelopment will alleviate this welfare issue. With support from an EPA Brownfields Community-wide Assessment Grant, this initiative will transform blighted areas into catalysts for sustainability, economic growth, and a vibrant future mitigating the welfare issues the vulnerable populations face daily.

c. Greater Than Normal Incidence of Disease and Adverse Health Conditions: Residents in the target areas experience a greater than normal incidence of chronic diseases and adverse health conditions that may be linked to potential environmental exposures found at the priority sites. Contaminants at brownfield sites can lead to serious health issues when left unchecked, especially considering the historical uses of the identified priority sites (school and meatpacking) and their potential contaminants such as petroleum, LBP, and ACM.

According to CDC PLACES data from 2022 (census-tract-level health data not available), the estimated prevalence of current **asthma among adults aged 18 and older in all the target areas is 11%**, which exceeds the national average of 8% for adults. Asthma is a condition often exacerbated by poor air quality and exposure to airborne pollutants, which may be present at or near brownfield sites. Additionally, the prevalence of **cancer is elevated in Dunn (9.8%)**, compared to the national average of around 8.7%. County-level data further support these findings. **In Harnett County, cancer is the second leading cause of death**, with a mortality rate of 173.3 per 100,000 residents (US 141.8), closely following heart disease.<sup>5</sup> Chronic respiratory diseases also rank among the top causes of death, reinforcing concerns about air quality and exposure to hazardous substances. These health outcomes are particularly concerning in light of the high percentage of low-income households and racial minorities in the target areas, many of whom face compounded risks due to limited access to healthcare and broader community-level disparities. Brownfields funding and site revitalization will eliminate environmental hazards and blight, advance sustainable development, and create a healthier future for vulnerable populations.

d. Economically Impoverished/Disproportionately Impacted Populations: This grant will allow the County to implement a comprehensive reuse strategy for the priority sites, which have historically contributed to environmental degradation and economic hardship. This transformation directly addresses threats to populations in the town of Coats and City of Dunn that are **economically impoverished**—21% of residents live below the poverty level—and are disproportionately affected by legacy contamination and blight.<sup>4</sup>

The reuse plans for the target areas will reduce environmental risks by assessing and remediating contaminated properties, thereby eliminating hazards that compromise public health and safety. In addition, redevelopment will create sustainable economic opportunities for residents with **low educational attainment by introducing accessible industrial jobs** and workforce training programs. **Mixed-use spaces will further stabilize vulnerable communities** by providing safe living environments. Combining assessment with economic revitalization will help the County break cycles of poverty and environmental injustice and foster healthier, more resilient communities.

**Community Engagement.** e. Project Involvement & f. Project Roles: Project partners will play a key role in this grant by leading community outreach and education efforts, guiding site reuse planning, and assisting with the identification and prioritization of brownfield sites.

<sup>4</sup> US Census: 2019–2023 American Community Survey.

<sup>5</sup> 2023 State of the County's Health Report – Harnett County.- <https://www.harnett.org/health/downloads/2023-sotch-report-final-7.pdf>



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<b>Name of org.</b>	<b>Entity's mission</b>	<b>Point of contact</b>	<b>Specific involvement/ assistance provided</b>
Harnett County Economic Development Corporation	To spur new private sector investment that yields new jobs with better than average wages for Harnett County residents.	Jerry Milton, Chair of the Board of Directors, <a href="mailto:jerry@si-nc.com">jerry@si-nc.com</a>	<b>Assistance/Decision Making:</b> Community outreach
Central Carolina Community College	To provide first-class opportunities for students, serve as a leading workforce partner, and cultivate a workplace where professionals thrive—uplifting the region through education and opportunity.	Dr. Lisa Chapman, President, <a href="mailto:lchap727@cccc.edu">lchap727@cccc.edu</a>	<b>Assistance/Decision Making:</b> Site reuse planning
Dunn Area Chamber of Commerce	To represent business and industry, working together to advance economic growth, the well-being, and quality of life of its members and the community.	Kristina Harrell, Executive Vice President, <a href="mailto:kristina@dunnchamber.com">kristina@dunnchamber.com</a>	<b>Assistance/Decision Making:</b> Site inventory
Coharie Intra-Tribal Council, Inc.	To represent tribal community interests in Harnett and neighboring counties.	Mr. Gregory D. Jacobs, Tribal Administrator, [REDACTED]	<b>Assistance/Decision Making:</b> Community outreach and education
Harnett County Community Foundation	To distribute grants to nonprofits, community services, and local initiatives.	Jennifer Tolle Whiteside, CEO, <a href="mailto:jtwhiteside@nccommunityfoundation.org">jtwhiteside@nccommunityfoundation.org</a>	<b>Assistance/Decision Making:</b> Reuse planning
Habitat for Humanity of Harnett County	To build affordable housing and improve housing conditions; mobilize volunteers and deliver home-construction, rehabilitation, and community housing support.	Brian Allen, Interim Executive Director, <a href="mailto:executivedirector@habitatharnett.org">executivedirector@habitatharnett.org</a>	<b>Assistance/Decision Making:</b> Community outreach
Coats Economic Development Strategic Planning Team	To plan for practical economic development successes in the Town of Coats	Barbara Hollerand, Town Manager, <a href="mailto:coatstownmanager@coatsnc.org">coatstownmanager@coatsnc.org</a>	<b>Assistance/Decision Making:</b> Community Outreach
Dunn United Ministerial Association	To provide grants for food-security and community support efforts, representing faith-based and grassroots outreach in the county.	General contact line: (910) 891-1633	<b>Assistance/Decision Making:</b> Site inventory

g. **Incorporating Community Input:** The County and its community members understand the need for community input to run a successful Brownfield Program, and on June 10, 2025, it announced its intention of applying for a Brownfield Assessment Grant. The County Brownfield Project Team (BPT), made up of County staff, has been discussing the potential for redevelopment of their respective brownfield properties and has shared their vision with the local communities. The



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County will continue to be transparent with the community and seek feedback throughout the project. They will engage the residents and community partners in educational and project-update meetings as well as request their input on brownfield site identification and prioritization. Community input and suggestions will be documented during community meetings. Resident suggestions will be solicited and discussed during quarterly brownfield team meetings, and responses will be posted on the Brownfield Program webpage. Target-area, resident-identified sites will be added to the inventory, evaluated with project-partner input, and prioritized based on need, project goals, and the future land-use redevelopment plans. The comments and questions gathered from residents during meetings, especially those from the sensitive population most affected by the project, will be addressed through the project webpage and at the regularly scheduled County meetings throughout the grant period. Project information will be offered through County and project-partner websites, social media, local/regional publications, and distributed print material to ensure dispersal throughout the geographic area. A Brownfield Program webpage will be developed as part of this grant to allow residents access to periodic updates on the program’s status. A Community Involvement Plan (CIP) will also be created to outline the community engagement activities, schedule, project background, and key players. The CIP will be available for review in the County office and on the brownfield webpage. A Brownfield Program brochure explaining the program will be shared throughout the community at regularly scheduled council meetings that will be held within the target areas and local libraries; these brochures will be especially helpful for those residents without internet access. The Program Director will provide project information during regularly scheduled monthly council meetings, the 7 grant-funded community educational meetings, and charrettes/vision sessions. Meetings will be promoted through the Brownfields Program webpage, from local and state officials, email distribution lists, church groups, and social media. To continue to promote community involvement, educational community outreach events will be conducted via virtual and in-person meetings, when applicable and available, to discuss the grant project and engage the community.

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

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

<b>Task 1: Program Management</b>	
a.	<i>Project Implementation: Non-EPA-Funded:</i> Using their own funding, the County will procure an environmental contractor (EC) to assist with the Brownfield (BF) Grant project. The County’s BF Project Finance Manager will oversee grant implementation and administration to ensure compliance with the EPA Cooperative Agreement work plan, schedule, and terms and conditions. <i>EPA-Funded:</i> 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 for two staff to attend three BF training conferences/workshops.
b.	<i>Anticipated Project Schedule:</i> Procure EC in Q1. ACRES & quarterly reporting begin in Q1 and continue throughout the grant. Annual reporting and forms will be created in Q5, Q9, Q13, and final closeout.
c.	<i>Task/Activity Lead:</i> County: Kimberly Honeycutt, BF Finance Manager.
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.
<b>Task 2: Community Engagement &amp; Site Inventory</b>	
a.	<i>Project Implementation: EPA-Funded:</i> CIP, outreach materials, BF webpage, and social media posts will be developed by the County’s BF Project Manager with assistance from the EC. County staff will lead the community/educational meetings discussing project plans and updates. The County’s



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	BF Project Manager 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 County staff using GIS and the property appraiser’s website. EC will work with County 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.
b.	<i>Anticipated Project Schedule:</i> CIP created in Q1. Community/educational meetings held Q1 & Q3 in Y1–3 and Q2 in Y4. BF webpage and outreach materials will be created in Q1 and posted throughout the grant project. Meeting held in Q1 will continue the preliminary inventory process. Evaluation ranking process begins in Q2 and continues throughout the grant.
c.	<i>Task/Activity Lead:</i> County: Angie Stewart, Senior Economic Developer, BF Project Manager.
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 3: 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 the 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 in 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 County: Stephen Barrington, Director of Economic Development, BF Project Director.
d.	<i>Outputs:</i> 13 Phase I ESAs, 1 Generic QAPP, 5 Phase II ESAs including SAP, site-access agreements, property-eligibility determinations, Section 106 determinations (if applicable).
<b>Task 4: Reuse 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 and/or reuse planning to reduce health/environmental risks. The EC will assist the County in hosting charrettes/vision sessions. A planner will create the following EPA-approved planning documents: BF Area-Wide Plan, Site Reuse Assessments, and a Market Study.
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 County: Stephen Barrington, Director of Economic Development, BF Project Director.
d.	<i>Outputs:</i> 4 ABCAs, 2 vision sessions/charrettes, 3 Site Reuse Assessments, 1 BF Area-Wide Plan, 1 Market Study.

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, supplies, conference registration (other), and contractual costs only. No administrative costs are included in the budget.
- **Of the budget, 50% will be spent on site-specific work and 36% for area-wide planning activities.**



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**Task 1 Program Management:** Contractual: ACRES database reporting, yearly financial reporting, quarterly reporting \$25,050 (167 hrs × \$150). Travel: 2 staff attend 3 conferences for a total of \$11,700 (flights at \$800, 3 nights in hotel at \$250/night, incidentals and per diem at \$100 per day × 4 days × 2 staff × 3 events). Other: \$1,500 conference registration (\$250 per event per person).

**Task 2 Community Engagement & Site Inventory:** Contractual: CIP \$3,000 (20 hrs × \$150); BF webpage, outreach brochure/handouts, social media posts \$2,700 (18 hrs × \$150); 7 community/educational meetings \$8,400 (\$1,200 per mtg.; 8 hours per meeting to include preparation and execution × \$150); BF site inventory and evaluation ranking tool creation \$18,000 (120 hrs × \$150). Supplies: \$1,750 (\$700 [350 printouts at \$2 each]; \$500 [5 display board printouts at \$100 each]; pens, markers, paper \$550).

**Task 3 Assessment:** Contractual: 13 Phase I ESAs \$52,000 (\$4,000 each); 1 Generic QAPP \$7,000; 5 Phase II ESAs including SAP \$160,000 (\$32,000 each).

**Task 4 Reuse Planning:** Contractual: 4 ABCAs \$28,800 (\$7,200 each); 2 vision sessions \$5,100 (\$2,550/meeting); 3 Site Reuse Assessment \$60,000 (\$20,000 each [Principal Planner: 10 hrs × \$250; Senior Planner: 30 hrs × \$200; PM Planner: 40 hrs × \$175; Support Personnel: 36 hrs × \$125]); 1 Market Study \$35,000 (Principal Planner: 24 hrs × \$250; Senior Planner: 50 hrs × \$200; PM Planner: 80 hrs × \$175; Support Personnel: 40 hrs × \$125); 1 BF Area Wide Plan \$80,000 (Principal Planner: 99 hrs × \$250; Senior Planner: 120 hrs × \$200; PM Planner: 125 hrs × \$175; Support Personnel: 75 hrs × \$125).

Category	Tasks				Totals
	<i>Program Management</i>	<i>Community Engagement &amp; Inventory</i>	<i>Assessment</i>	<i>Reuse Planning</i>	
Travel	\$11,700				\$11,700
Other	\$1,500				\$1,500
Supplies		\$1,750			\$1,750
Contractual	\$25,050	\$32,100	\$219,000	\$208,900	\$485,050
<b>Total Budget</b>	\$38,250	\$33,850	\$219,000	\$208,900	\$500,000

f. **Plan to Measure and Evaluate Environmental Progress and Results:** To ensure this EPA Brownfield Project is on schedule, the County’s internal Brownfield Project Team, including the EC, will meet quarterly to track project progress of outputs identified in 3.d. using an Excel spreadsheet to submit quarterly reports to the EPA. Project expenditures and activities will be monitored to ensure timely completion within the four-year time frame. Site-specific information and quarterly reports will be entered into the ACRES database. Key outputs to be tracked include the number of community meetings with neighborhoods, community groups, and community partners; public meetings; environmental assessments; ABCAs; and cleanup redevelopment plans. Key outcomes to be tracked include community participation, acres assessed, acres ready for reuse, leveraged redevelopment dollars, and jobs created. If project efficiency is inadequate, the County has countermeasures in place, including monthly calls with the EPA Project Officer and, if necessary, a Corrective Action Plan to get the project back on track.

**4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

**Programmatic Capability.** a. Organizational Capacity, b. Organizational Structure, & c. Description of Key Staff: Harnett County has the organizational capacity and experience necessary to successfully manage the programmatic, administrative, and financial requirements of this EPA Brownfields Grant. The County’s Economic Development Department has a strong track record of implementing complex redevelopment initiatives and administering federal and state



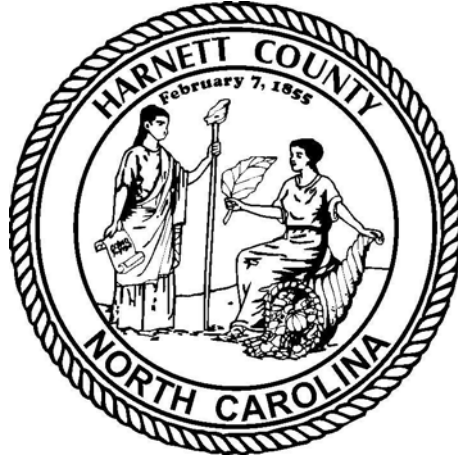
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grants. Key staff assigned to the project bring a wealth of experience in economic development, grant administration, and stakeholder engagement. **Stephen Barrington**, Director of Economic Development, will serve as the **Brownfields Project Director**. In his current role, he oversees all County economic development programs, budgets, and initiatives, and leads business recruitment and partner fundraising efforts. His background in redevelopment and grant implementation positions him well to guide the program. **Angie Stewart**, Senior Economic Developer, will serve as the **Brownfields Project Manager**. With nine years in her current role, she manages grants administration, site development processes, and business retention programs. Her operational expertise and familiarity with managing both County and nonprofit grants will be critical to the program's success. **Kimberly Honeycutt**, Office Manager, will serve as the Brownfields **Finance Manager**, overseeing grant draw downs and financial reporting. Ms. Honeycutt has been working with the County since the early 2010s and works to manage county-wide procurement efforts and conduct financial reporting. Ms. Honeycutt also is responsible for overseeing Countywide financial operations, budgeting, reporting, and fiscal management. . Together, this team offers a strong foundation for successful grant implementation, with a structure that promotes collaboration, transparency, and responsiveness. An environmental contractor (EC) will assist with the technical portions of the project

d. Acquiring Additional Resources: The County will hire a qualified EC to assist with the technical and reporting aspects of the Brownfields Community-wide Assessment Grant, in addition to any other contractors needed to complete the project. The hiring process will adhere to the EPA's Professional Service procurement guidelines and local contracting requirements. The County will acquire additional resources as needed to ensure successful completion.

**Past Performance and Accomplishments.** f. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Financial Assistance Agreements: (1) Purpose and Accomplishments: The County received a FY24 Community Transportation Administration grant from the US Department of Transportation in the amount of \$303,856. The grant enabled the County to provide public transportation services for residents, ensuring the community access to essential destinations. Under this agreement, all administrative expenditures were executed as planned, and reliable transportation options were made available for distressed populations. The project was successfully completed and closed out in June 2024. The County received a FY23 Natural Resource Conservation Service grant from the US Department of Agriculture in the amount of \$1,241,438. The funding allowed the removal of hazardous debris from Upper Little River, Lower Little River, and Anderson Creek following Hurricane Florence. The County completed all debris removal activities and restored watershed functionality, thereby reducing flood risk and improving environmental safety for affected communities. This project was successfully completed and closed out in June 2023.

(2) Compliance with Grant Requirements: The County demonstrated full compliance with the workplans, schedules, and terms and conditions for both agreements. All required reports were submitted on time and accepted by the awarding agencies. The County adhered to all financial and administrative requirements, and audits confirmed that funds were expended appropriately. Progress toward expected results was documented and communicated regularly, and both projects were closed out with no compliance issues. These accomplishments reflect the County's strong history of timely reporting, effective project management, and successful delivery of outcomes under federally funded agreements. The Brownfield Project Team is well versed in grant reporting and will be able to keep track of all grant information in the ACRES system and complete all draw downs in a timely manner using ASAP.gov.



**Harnett County, NC**

**FY26 Brownfield Assessment Grant  
Threshold Criteria**



## Threshold Criteria

### 1. Applicant Eligibility

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

### 2. Community Involvement

The County and its community members understand the need for community input to run a successful Brownfield Program, and on June 10, 2025, it announced its intention of applying for a Brownfield Assessment Grant. The County Brownfield Project Team (BPT), made up of County staff, has been discussing the potential for redevelopment of their respective brownfield properties and has shared their vision with the local communities. The County will continue to be transparent with the community and seek feedback throughout the project. They will engage the residents and community partners in educational and project-update meetings as well as request their input on brownfield site identification and prioritization. Community input and suggestions will be documented during community meetings. Resident suggestions will be solicited and discussed during quarterly brownfield team meetings, and responses will be posted on the Brownfield Program webpage. Target-area, resident-identified sites will be added to the inventory, evaluated with project-partner input, and prioritized based on need, project goals, and the future land-use redevelopment plans. The comments and questions gathered from residents during meetings, especially those from the sensitive population most affected by the project, will be addressed through the project webpage and at the regularly scheduled County meetings throughout the grant period. Project information will be offered through County and project-partner websites, social media, local/regional publications, and distributed print material to ensure dispersal throughout the geographic area. A Brownfield Program webpage will be developed as part of this grant to allow residents access to periodic updates on the program's status. A Community Involvement Plan (CIP) will also be created to outline the community engagement activities, schedule, project background, and key players. The CIP will be available for review in the County office and on the brownfield webpage. A Brownfield Program brochure explaining the program will be shared throughout the community at regularly scheduled council meetings that will be held within the target areas and local libraries; these brochures will be especially helpful for those residents without internet access. The Program Director will provide project information during regularly scheduled monthly council meetings, the 7 grant-funded community educational meetings, and charrettes/vision sessions. Meetings will be promoted through the Brownfields Program webpage, from local and state officials, email distribution lists, church groups, and social media. To continue to promote community involvement, educational community outreach events will be conducted via virtual and in-person meetings, when applicable and available, to discuss the grant project and engage the community.

### 3. Expenditure of Existing Grant Funds

The County affirms it does not have an open EPA Brownfields Assessment or Multipurpose Grant.



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- 4. Contractors and Named Subrecipients**  
Not Applicable.