

APPLICATION INFORMATION SHEET



1. Applicant Identification:

Piedmont Triad Regional Council (PTRC)
 1398 Carrollton Crossing Drive
 Kernersville, NC 27284

2. Website URL: <https://www.ptrc.org/>

3. Funding Requested:

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

4. Location:

The Piedmont Triad Regional Council serves 12 counties in central North Carolina including Alamance, Caswell, Davidson, Davie, Forsyth, Guilford, Montgomery, Randolph, Rockingham, Stokes, Surry, and Yadkin counties. We have chosen three communities to serve as our target areas:

- 1) City of Eden, Rockingham County, North Carolina
- 2) City of Winston-Salem, Forsyth County, North Carolina
- 3) City of Lexington, Davidson County, North Carolina

5. Target Area and Priority Site Information:

Target Area	Priority Site	Address
1) Eden	<u>Spray Industrial Historic District:</u> A. American Warehouse B. Nantucket Mill	206 Warehouse St 104 Morgan Rd
2) Winston-Salem	<u>East Winston:</u> C. Carter G Woodson School	420 Goldfloss St
3) Lexington	<u>Depot District:</u> D. Griffith Plaza Partners E. Todd Klass Property F. Kristin & Joey LLC G. Fisher Ferry LLC H. Danny Nicholson I. Robert Small Property J. Robert Small Property K. Robert Small Property L. Robert Small Property M. Robert Small Property N. City of Lexington O. David Troutman P. David Troutman	130 Elk St 134 Elk St 203 E 3rd Ave Ext 216 Elk St 201 E 5th Ave Ext 203 E 5th Ave Ext 205 E 5th Ave Ext 207 E 5th Ave Ext 209 E 5th Ave Ext 211 E 5th Ave Ext 520 S Talbert Blvd 700 S Talbert Blvd 826 S Talbert Blvd



6. Contacts:

Project Director:

Name: **Jesse Day**, Regional Planning Director
 Piedmont Triad Regional Council
 Phone: (336) 904-0300 x 3000
 Email: jday@ptrc.org
 Address: 1398 Carrollton Crossing Drive,
 Kernersville, NC 27284

Chief Executive:

Name: **Matthew Dolge**, Executive Director
 Piedmont Triad Regional Council
 Phone: (336) 904-0300 x 1100
 Email: mdolge@ptrc.org
 Address: 1398 Carrollton Crossing Drive,
 Kernersville, NC 27284

7. Population: (Source: US Census 2023 American Community Survey 5-Year Estimates)

Community:	Population:
Eden	15,353
Lexington	19,691
Winston-Salem	250,887
PTRC Geographic Region	1,757,787

8. Other Factors:

Other Factors	Page #
Community population is 15,000 or less.	
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	
The priority site(s) is impacted by mine-scarred land.	
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	1
The priority site(s) is in a federally designated flood plain.	1
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	
The reuse of the priority site(s) will incorporate energy efficiency measures.	
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	
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).	
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	

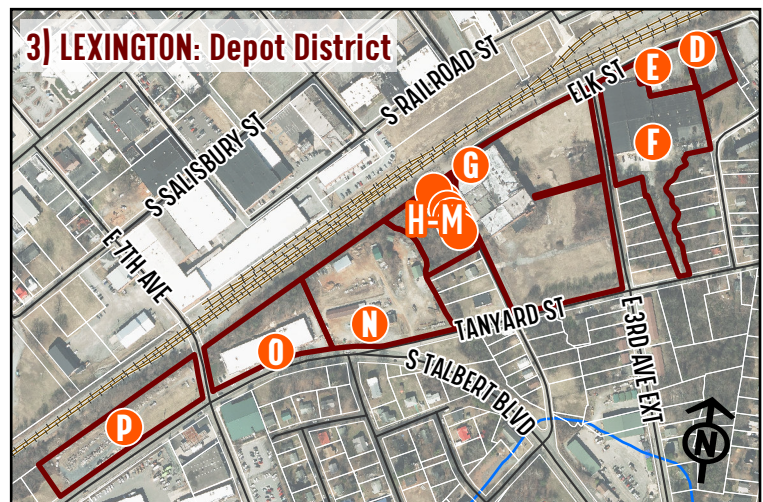
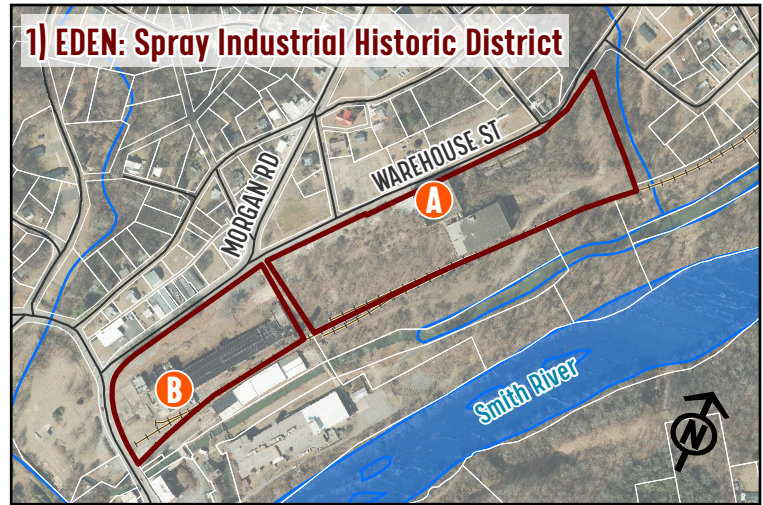
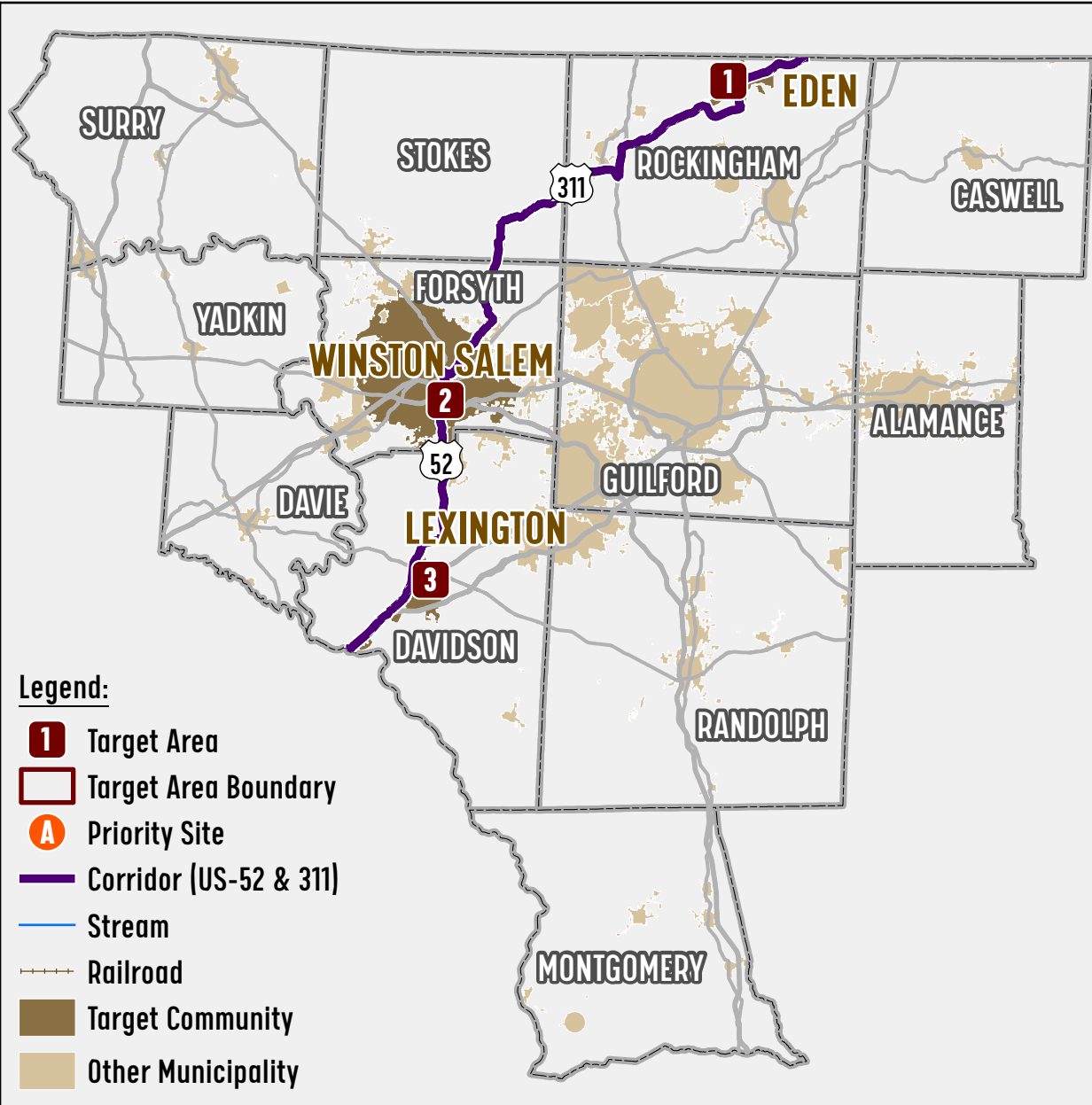
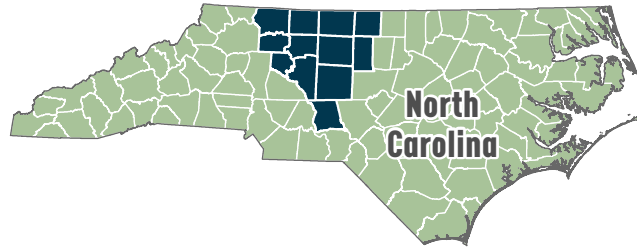
9. Letter from the State Environmental Authority: See Attachment A – Letter from the North Carolina Department of Environmental Quality is attached.

10. Releasing Copies of Application: We have no issues releasing information on this application to the public.

PROJECT LOCATION OVERVIEW

Piedmont Triad Regional Council

Date: 1/27/2026



ATTACHMENT A - LETTER FROM THE NORTH CAROLINA DEPARTMENT OF ENVIRONMENTAL QUALITY

JOSH STEIN
Governor
D. REID WILSON
Secretary
MICHAEL SCOTT
Director



NORTH CAROLINA
Environmental Quality

January 16, 2026

Jesse Day
Regional Planning Director
Piedmont Triad Regional Council
1398 Carrolton Crossing Drive
Kernersville, NC 27284
jday@ptrc.org

Re: U.S. EPA Brownfields Community-Wide Assessment Grant – Piedmont Triad Regional Council

Dear Mr. Day,

The North Carolina Department of Environmental Quality (DEQ) Brownfields Redevelopment Section (BRS) acknowledges and supports the Piedmont Triad Regional Council's (PTRC) application for a U.S. EPA Brownfields Community-Wide Assessment Grant. We understand that your grant will focus on the assessment of Carter G Woodson School in Winston-Salem; the Lexington Depot District in Lexington; and former Nantucket and Blanket Mill in Eden. Revitalization of these properties will be a wonderful success for these communities.

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 PTRC 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 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

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

TARGET AREA AND BROWNFIELDS

a. Overview of Brownfield Challenges and Description of Target Area

The Piedmont Triad Regional Council (PTRC) is a regional council of governments in North Carolina covering 5,962 square miles and serving nearly 1.76 million people across 12 counties (Alamance, Caswell, Davidson, Davie, Forsyth, Guilford, Montgomery, Randolph, Rockingham, Stokes, Surry, and Yadkin). The geographic boundary for this Community-wide Assessment Grant is the 12-county Piedmont Triad region. Within this boundary, PTRC will focus assessment activities in three target areas—**Eden, Lexington, and Winston-Salem**—located along the US-52/311 Corridor where legacy industrial properties, environmental uncertainty, and redevelopment barriers are most concentrated. Available funding permitting and additional sites will be identified elsewhere in the region using established prioritization criteria described in Section 1.c.

The Piedmont Triad's industrial heritage is rooted in mid-18th-century textile and furniture manufacturing centered around river hydropower and rail corridors. While these industries once provided stability for former agricultural workers in established mill towns, global competition and technological shifts led to widespread closures by the early 2000s. This decline left a legacy of abandoned factories characterized by known or suspected hazardous substances, environmental uncertainty, and public health risks that currently discourage private investment.

The Piedmont Triad's population has continued to grow steadily, despite the decline of its historic mill industry. Since 2010, the region has seen 7.1% increase in population. The North Carolina State Demographer forecasts that the Piedmont Triad region will grow by another 7% in the next 10 years, which will require approximately 56,000 new housing units to accommodate this growth. This growth, however, has not been experienced evenly across the region and the disparities are often aligned with the locations of the once-thriving mill sites that now face environmental and redevelopment challenges.

Eden's population of 15,353 has declined 1.1% since 2010. Total employment has declined 12.1% and manufacturing jobs plummeted 55.3%, now representing only 10% of jobs following several mill closures. **Lexington**, with 19,691 residents, is leveraging USDOT BUILD funds to establish passenger rail and renovate its historic freight depot. This initiative targets the adaptive reuse of abandoned mills surrounding the depot for mixed-use and housing development. **Winston-Salem** has lost 15.9% of its manufacturing jobs; specifically, East Winston continues to struggle with groundwater contamination, high poverty, and the economic impacts of the US-52 corridor. These communities, along with other local governments in the region, rely on PTRC to pursue external funding for redevelopment projects, as they do not have the staffing capacity to manage such large projects.

b. Description of Priority Brownfield Sites

Nantucket Mill and American Warehouse (Eden): The 5.2-acre Nantucket Mill and neighboring 10.4-acre American Warehouse are textile landmarks in the Spray Industrial Historic District currently under a North Carolina Brownfields Agreement. Located along the Smith River—which is impaired due to benthos, indicating poor ecological health from toxic contaminants—these sites are critical to the river's watershed protection. Revitalization plans for Nantucket Mill include 125 affordable and market-rate housing units plus community amenities and open space. Cleanup of the American Warehouse is essential to eliminate public health risks from historical drum leaks and secure the property for future development.

Carter G Woodson School (Winston-Salem): The Carter G Woodson School is a 32.4-acre charter school at 420 Goldfloss Street, formerly home to cotton mill operations (1895–1969) and later circuit board manufacturing (1970–1988). Ten percent (3.3 acres) along the western part of the site is located in a floodplain. The site has a recorded agreement with the NC Brownfields Program. Site assessments have identified high concentrations of tetrachloroethylene (PCE) in the soil and

groundwater, requiring robust vapor intrusion mitigation. Phased redevelopment, guided by the "Voices of Solidarity" (VoS) charrettes, envisions 5–7 acres of affordable housing, a 3-acre indoor community sports complex, a market hall with cultural restaurants and other uses.

Depot District (Lexington): The entire Lexington Depot District Master Plan covers roughly 200-acres, targeting adaptive reuse of vacant industrial buildings surrounding a new multi-modal transportation station. The 13 priority sites are identified in this proposal south of the railroad for their potential to support transit-oriented development. The Master Plan integrates "missing middle" housing (duplexes, townhouses) with public neighborhood squares and shared stormwater facilities to create a walkable urban destination.

c. Identifying Additional Sites:

The PTRC will employ a proactive, multi-phased approach to identifying and prioritizing additional brownfield sites beyond the initial target areas. Proactive Inventory & Data Integration: Our primary identification strategy focuses on active data mining to build a pipeline of redevelopment opportunities by leveraging PTRC’s Regional GIS Data Hub to cross-reference multiple municipal datasets, specifically targeting properties that exhibit "markers" of brownfield potential such as historical land use analysis, municipal distress indicators, transportation and utility alignment, and stakeholder feedback. As new sites are identified where threats to human health are hampering redevelopment, they will be ranked using an objectively to ensure grant funds support the highest-impact projects shown in the following Prioritization Matrix for Site Selection:

Scoring Category	Weight	Description/Criteria
Market Readiness	35%	Presence of a "Ready & Willing" prospective developer or a formal Letter of Intent (LOI).
Residential Mixed-Use Potential	30%	Alignment with local comprehensive plan for housing or mixed-use development
Infrastructure Access	20%	Proximity to existing utilities, rail spurs, or major highway corridors.
Site Access	15%	Current owner (if not prospective developer) willingness to grant site access for review or city-owned.

Strategic Triggers for Immediate Assessment: We have identified three "Triggers" that will move an additional site into the Phase I/Phase II assessment queue. (1) Imminent Development Opportunity: Any site where a developer has requested environmental due diligence to move forward with a purchase or expansion. (2) Housing or Mixed-Use Demand Alignment: Sites identified in regional planning documents as viable for high-density "missing middle" workforce housing. (3) Connectivity Gaps: Sites that represent the "missing link" for regional infrastructure or greenway connections, such as the Smith River Greenway in Eden, which are essential for increasing adjacent property values.

Strategic Partnership for Plan Implementation: To ensure these local planning efforts translate into viable projects, PTRC coordinates with the Triad Real Estate and Building Industry Coalition (TREBIC) and Piedmont Triad Apartment Association (PTAA). TREBIC’s and PTAA’s role in site prioritization ensures that the proposed reuses are balanced with current market demands and regulatory requirements. This partnership bridges the gap between municipal land-use vision and the private investment needed to finalize the revitalization of these brownfield corridors.

REVITALIZATION OF TARGET AREAS

d. Reuse Strategy and Alignment with Revitalization Plans

Nantucket Mill and American Warehouse (Eden) Reuse Strategy: Revitalization efforts target the Nantucket Mill for a historic rehabilitation into 125 units of market-rate and affordable housing. The adjacent American Warehouse site is prioritized for stabilization and commercial mixed-use conversion. Alignment with City Plans: These strategies advance the Leaksville Small Area Plan (a component of the Eden Comprehensive Plan), which calls for rezoning historic industrial assets to mixed-use to drive neighborhood revitalization. The project supports the City's long-term goal of creating "walkable residence" connections.

Carter G Woodson School (Winston-Salem) Reuse Strategy: The projected reuse for this site is a phased, mixed-use development that focuses on environmental resiliency and economic empowerment. The design includes 5–7 acres of affordable housing, a 3-acre community sports complex, and a market hall. **Alignment with City Plans:** This project advances the Winston-Salem Comprehensive Plan and the East Winston Area Plan by addressing high-priority community needs identified through quarterly charrettes. These planning efforts have specifically targeted more food businesses and the expansion of urgent care and childcare facilities within the East Winston corridor.

Depot District (Lexington): Reuse Strategy: The strategy centers on the adaptive reuse of vacant industrial structures to create a high-density, walkable urban core. Proposed infill includes missing middle housing. **Alignment with City Plans:** This reuse aligns with the Lexington Train Station Area Plan, which establishes the framework for a new Multi-modal Transportation Station and advances the City's revitalization goals.

e. Outcomes and Benefits of Reuse Strategy

The Piedmont Triad's industrial history is linked to its major waterways, specifically the Dan, Smith, Deep, Haw and Yadkin Rivers. These rivers, which once powered the region's textile and furniture mills, now face significant environmental challenges from stormwater runoff.

Stimulating Economic Development and Regional Vitality: Urban Market Viability: Post-cleanup redevelopment is projected to transform underutilized acreage into productive tax-generating assets. For example, the East Winston site combines public-private partnerships with retail anchors to ensure long-term feasibility. These projects encourage the reuse of underutilized sites, helping return formerly vacant properties to productive use and the local tax base. **Rural Revitalization and Tourism:** The region currently maintains 417 miles of blueways. Revitalizing riverside brownfields like the Nantucket Mill and American Warehouse provide critical access points for recreation and tourism. **Job Creation:** Strategic redevelopment supports both short-term construction and long-term commercial employment.

Waterway Protection and Stormwater Resilience: Water Quality Improvements: The proposed projects improve local resilience by reducing the volume of untreated runoff entering the Dan, Smith, and Yadkin Rivers. In Winston-Salem, where urban runoff is a primary stressor for Salem Creek, natural filtration mitigation solutions will be used. **Green Infrastructure Integration:** Plans for the Lexington Depot include neighborhood squares with integrated stormwater strategies to mimic natural processes. **Regional Resilience:** By addressing sites impacted by historical spills, PTRC reduces hazardous substances entering the Dan, Smith and Yadkin River, protecting drinking water sources.

STRATEGY FOR LEVERAGING RESOURCES

f. Resources Needed for Site Rescue

Based on the finalized inventory and the established frameworks of PTRC and NCDEQ, the region's eligibility for additional funding is bolstered by a strong history of federal partnership and established state-level incentives. **EPA Resources:** PTRC operates as a primary lead for the Piedmont Triangle RLF Coalition, which manages a \$2 million Revolving Loan Fund (RLF). This established track record significantly increases the likelihood of securing successful reuse through the PTRDC partnership (see Section 2f. Project Roles). **NCDEQ Initiatives:** The NC Brownfields Redevelopment Section provides state-level technical assistance and, crucially, Liability Protection through the Brownfields Property Reuse Act. **Private Investment:** By quantifying contamination through ESAs, sites will become eligible for private construction loans. The NC Brownfields Program has already facilitated over \$30 billion in private investment statewide. **Public Infrastructure Funds:** Community Development Block Grants (CDBG) or NC Department of Commerce infrastructure grants are available for subsequent reuse strategy. **Technical Assistance Grants (TAG):** Smaller towns may secure EPA TAG funding for high-level master planning and feasibility studies.

g. Use of Existing Infrastructure

The Piedmont Triad’s industrial mill legacy provides a robust foundation of existing infrastructure that this grant will leverage to ensure cost-effective and sustainable redevelopment. By focusing on historic mill corridors, the project maximizes the utility of prior public and private investments while identifying specific upgrades necessary for modern adaptive reuse.

Facilitating the Use of Existing Infrastructure: *Winston-Salem:* The site is positioned to utilize existing high-capacity utility grids and a well-established road network, including direct proximity to US-52. The site’s prior use as a large-scale manufacturing facility means that utility connections are already in place. *Lexington (Depot District):* The reuse strategy is centered entirely on the adaptive reuse of vacant industrial buildings that are already integrated into the city’s downtown fabric. *Eden (Spray Industrial Historic District):* The Nantucket Mill and American Warehouse are strategically located on the Spray Power Canal, which historically provided the plant’s power. The project will utilize the existing brick edifices and the established sidewalk and road infrastructure.

Additional Infrastructure Needs and Upgrades:

Multi-modal Connectivity: Transition to high-density transit-oriented development (TOD) requires specialized pedestrian paths and shared neighborhood squares to manage increased foot traffic.

Stormwater Infrastructure: In East Winston and Eden, the age of existing stormwater systems necessitates upgrades to handle modern runoff volumes and protect the Yadkin and Dan Rivers.

Sidewalk Extensions: In Eden, the city has a specific plan for sidewalk extensions via Henry and Hamilton Streets to bridge the gap between the historic district and the Leaksville Landing.

Funding Resources for Infrastructure Work: To implement these critical upgrades, PTRC and its municipal partners will seek funding from the following diverse resources:

Federal Sources: US DOT RAISE grants; FTA; EPA Clean Water State Revolving Funds (CWSRF).

State and Local Sources: NC Department of Commerce Rural Building Reuse grants; NCDOT STIP funding for pedestrian and roadway improvements; and local municipal CIP budgets.

Leveraged Private Investment: As demonstrated by previous regional assessments, this grant is expected to stimulate significant private capital, similar to the \$2.47M leveraged in prior cycles, to finalize site-specific utility and facade upgrades.

2.COMMUNITY NEED AND COMMUNITY ENGAGEMENT

COMMUNITY NEED

a.The Community’s Need for Funding

As a regional council, PTRC does not have taxing authority, but does support member governments through grant funding programs and funds from local government partners. Our target areas face limited financial resources and staff capacity, making it challenging to secure additional funding independently. The Great Recession (2008-2009) severely impacted our region, through the decline of textile and furniture manufacturing and mill closures. This downturn resulted in a diminished local tax base, constraining the ability to address brownfield remediation and redevelopment. Table 2a shows that study areas are considerably more disadvantaged than NC and the nation.

Table 2a. Social & Economic Demographic Data

Demographic Data (2023):	Total Population	% Children (Under 18)	% Elderly (65+)	% Total Poverty	% Children in Poverty	% Elderly in Poverty	Median Household Income (\$)	Per Capita Income (\$)	Median Value of Owner-Occupied Homes (\$)	% Less than HS Diploma	% Disability
US	332.4 M	22.2	16.8	12.4	16.3	10.4	78,538	43,289	303,400	10.6	13.0
NC	10.6 M	21.9	16.9	13.2	18.1	10.2	69,904	39,616	259,400	10.3	13.4
Eden	15,353	23.5	16.5	19.8	29.6	13.4	50,959	27,463	122,800	15.5	19.3
Lexington	19,691	24.9	13.6	25.4	43.0	11.1	41,775	22,250	158,100	19.8	16.5

Winston-Salem	250,887	23.6	14.8	17.9	27.1	10.7	57,673	35,074	208,200	11.6	12.6
Tract 614 (Lexington)	3,406	27.2	7.4	39.8	56.9	25.6	32,000	14,983	71,200	17.4	13.8
Tract 615.01(Lexington)	4,264	34.8	13.2	31.0	48.9	9.7	41,841	19,533	83,100	27.6	16.3
Tract 19.01 (Winston-Salem)	1,732	25.7	12.8	24.9	30.0	5.0	38,347	20,317	79,400	36.5	14.7
Tract 404 (Eden)	6,457	26.2	12.3	18.1	29.3	21.9	60,927	27,258	96,100	13.9	15.1
Above US Number	Below US Number										

Source: U.S. Census American Community Survey, 5-Year Estimates (2023)

b. Health or Welfare of Sensitive Populations

The target areas within the Piedmont Triad—specifically the census tracts surrounding 420 Goldfloss Street in Winston-Salem, the Depot District in Lexington, and the Spray Industrial Historic District in Eden—contain high concentrations of sensitive populations who bear a disproportionate burden of the region's industrial legacy. Sensitive Populations: As demonstrated in Table 2a, our target areas exhibit significant economic and social vulnerabilities. Health and Welfare Issues: These populations face compounding welfare issues, including limited food choices and access to medical care. Charrettes in East Winston highlighted those residents in these brownfield-dense corridors are currently living in food deserts with limited access to urgent care or childcare facilities. Addressing Threats through Reuse: The redevelopment of 420 Goldfloss Street into a community sports complex and market hall with a grocery/pharmacy anchor will provide essential services currently missing from the neighborhood. In Eden and Lexington, the creation of "missing middle" and affordable housing will provide stable, lead-safe housing in areas currently facing urban decline and residential disrepair.

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

The proposed affordable housing uses on these sites will incorporate the best vapor or other exposure mitigation technologies. The populations in the Piedmont Triad target areas suffer from a greater-than-normal incidence of chronic diseases that are often exacerbated by environmental stressors and historical exposure to hazardous substances. Please see Table 2c for the environmental related disease rates within the study area. Impact of Assessment and Reuse: The presence of Tetrachloroethylene (PCE) and other VOCs at the East Winston site and the history of leaking chemical drums at the American Warehouse in Eden present clear vapor intrusion and groundwater threats that contribute to these health disparities. Identification and Reduction of Threats: Identification of the specific pathways through which these contaminants affect nearby residents. The reuse strategy incorporates "environmental resiliency" in new housing, the implementation of green infrastructure to filter stormwater runoff into the Yadkin, Smith, and Dan Rivers, and the creation of walkable greenways.

Table 2c: Health Indicators

Disease & Adverse Health Conditions:	US	Rockingham County (Eden)	Davidson County (Lexington)	Forsyth County (Winston-Salem)
Cancer Incidence Rate Per 100,000 (2018-2022 Age-Adjusted)	448.6	493.4	494.0	478.3
Cancer Mortality Rate Per 100,000 (2019-2023 Age-Adjusted)	144.8	171.2	174.1	158.6
Asthma Prevalence in Adults (2023 Age-Adjusted)	8.9%	11.4%	11.1%	11.1%
Coronary Heart Disease in Adults (2023 Age-Adjusted)	4.8%	6.2%	6.0%	5.5%
Chronic Obstructive Pulmonary Disease (2023 Age-Adjusted)	4.3%	7.8%	7.2%	6.2%
Infant Death Rate Per 1,000 Live Births (2023)	5.6	5.9	8.9	6.8

% Low Birthweight (< 5lb 8oz) (2023)	8.6%	9.9%	8.8%	9.9%
Life Expectancy at Birth (2023)	78.4	72.4	73.4	75.8
Above US	Below US			

Source: Center for Disease Control and Prevention & NC Division of Public Health

d. Economically Impoverished/Disproportionately Impacted Populations

The three target areas are economically impoverished as described above in Table 2a. The economy is reflected in the disinvestment in the buildings and land use in these census tracts. The ongoing cost to assess and design for the effects of PCE, TCE and other VOCs far exceed available funding in the local community. This EPA investment is critical to getting the sites into productive reuse and to assist in the revitalization. The Eden target area also has TCE and PCE soil gas, requiring upwards of \$500,000 in clean-up activity and additional assessment. All three sites will include affordable and workforce housing as the end use, with the Lexington site also creating a transit connection through a new train station planned during the grant period.

COMMUNITY ENGAGEMENT

e. Project Involvement and f. Project Roles

A Brownfield Advisory Group (BAG) will be formed for the three target areas incorporating those partners, but representation from additional areas in the 12-county region will be offered through the grant period as needs arise. The BAG (see Table 2f below for initial members) will serve multiple purposes 1) assist with prioritization of additional sites for assessment, 2) review and adopt a community involvement plan and 3) communicate with QEP project progress and communication with NC Brownfields and the EPA. Two of the three target areas (Eden, W-S) are in the voluntary clean-up program, however additional testing, clean-up planning and plans for reuse is required before proceeding. The City of Lexington target area just east of the City Center along the railroad tracks has struggled to revitalize and is envisioned as workforce and affordable housing in plans.

Table 2f. Project Partners and Roles on the Brownfield Advisory Group

Organization Name Point of Contact (Name & Email)	Mission	Project Involvement & Assistance
City of Eden Planning & Community Development Michelle Slaton – Director mshaton@edennc.us	Provide services for land and business development	Work with Eden community on future land use plans and entitlement processes (e.g. UDO revisions)
Eden Chamber of Commerce Jim Burnett – Executive Director director@edenchamber.com	Advocate for local businesses and industry	Request input and community engagement with members in Eden to raise awareness and understanding of reuse plans
Rockingham County Economic Development & Tourism Leigh Cockram – Director lcockram@rockinghamcountync.gov	Official economic and tourism development agency	Support community engagement and reuse strategy for mill redevelopment
Challenges of 21st Century dba Legacy Bridge NC Johnnie Larrie - President jlarrie@legacybridgenc.org	Create affordable housing and build regenerative economic models to support communities	Owns the East Winston site and will engage with neighborhood residents
SG Atkins Community Development Corporation Carol Davis - Executive Director davisc@wssu.edu	Nurturing success in business and neighborhoods in East Winston Salem	Outreach and education of East Winston residents to educate on development and site reuse
City of Winston- Salem Office of Housing Development Michael Blair – Director michaelb@cityofws.org	Support housing development	Offer community engagement support and resources for site reuse include CDBG and other funds for housing

City of Lexington Community Development Tammy Absher – Director TVAbsher@LexingtonNC.gov	Provide services for land and business development	Work with Lexington community on future land use plans and entitlement processes
TREBIC Jon Hardister – Executive Director jhardister@trebic.org	Coalition of real estate developers advocating for responsible development and sustainable growth	Help with site prioritization, community engagement, and identify resources for redevelopment
Piedmont Triad Regional Development Corporation Wendy Walker-Fox – Vice President wwalkerfox@ptrdc.org	Economic development district affiliated with PTRC	Operates a revolving loan fund for clean-up activities following grant assessment work

g. Incorporating Community Input

The community involvement plan (CIP) adopted in the 1st quarter of the grant project period will identify community-based organizations (CBOs), venues and online methods of communicating progress. The brownfields advisory group meetings will further engage the community as key steps in the ESA and site-specific reuse planning process occurs. See Threshold Criteria for more detail.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

DESCRIPTION OF TASKS/ACTIVITIES AND OUTPUTS

The following are the major categories by task: 1) Project Management and Reporting, 2) Community Engagement, 3) Site Assessment and Cleanup Planning and 4) Reuse Planning. This table shows how the project implementation schedule, lead and outputs.

a. Project Implementation, b. Anticipated Project Schedule, c. Task/Activity Lead and d. Outputs

<p>Task 1: Project Management and Reporting</p> <p>Implementation: The PTRC Project Manager (PM) will execute the grant award and any supporting documentation to comply with grant award conditions and terms and provide oversight of procurement of selected Qualified Environmental Professional(s) (QEP) and quarterly Brownfield Advisory Group (BAG) meetings for the target areas and additional counties as sites are added. The PM will maintain spreadsheets to track budget, timelines and benchmarks, and community contacts and use this information to complete EPA quarterly reports, Federal Financial Report (FFR), ACRES database entries/updates and other required forms. Travel to regional or national trainings is included in this task. The PM will provide the final performance report at the end of the 4-year grant and will work closely with EPA to ensure recognition and a timely response to issues that may arise.</p> <p>Anticipated Project Schedule: October 1, 2026 – September 30, 2030 Lead: PTRC</p> <p>Outputs: 16 Quarterly Progress Reports and associated FFR or DBE forms, 15 quarterly meetings with brownfield advisory group and area stakeholders, 48 project team meetings, ACRES reporting quarterly, procurement of QEP following 2CFR200 rules, uniform guidance and EPA Terms and Conditions.</p> <p>Task 2: Community Engagement</p> <p>Implementation: PTRC will conduct community outreach efforts in coordination with target site owners, local governments (Eden, W-S, Lexington) community-based organizations (CBOs) (Legacy Bridge NC, SG Atkins and Eden Chamber of Commerce) and project partners. PTRC to host community engagement and visioning events in target areas to gather input on reuse and redevelopment planning, and communicate the plan early in the 4 –year grant period. PTRC will actively seek community input through the process, while empowering our CBOs and project partners to promote redevelopment of Brownfields. The Brownfields Advisory Group will assist with site prioritization and outreach activities.</p> <p>Anticipated Project Schedule: October 1, 2026 – September 30, 2030, CIP Q1, community engagement and visioning events Q2-Q15, launch outreach materials and website Q2, formation of Brownfields Advisory Group Q2.</p> <p>Lead: PTRC staff, Project partners (see Table 2(f) Project Partners and Roles) with support from QEP as needed for technical information</p>

<p>Outputs: 10 Community outreach events (2 for each target area and 4 regional events) to create awareness of EPA Brownfields investment (e.g., chamber, real estate meetings, workforce housing summits, etc.), 1 project website and 1 CIP</p>
<p>Task 3: Site Assessment and Cleanup Planning</p>
<p>Implementation: The QEP will complete site assessments on sites identified in target areas. Phase I ESAs will be performed by the QEP in accordance with ASTM E1527-21 and the EPA All Appropriate Inquiry Final Rule. Phase II ESAs will be conducted by the consultant in accordance with ASTM E1903-19, after the approval of a generic Quality Assurance Project Plan (QAPP) and site specific QAPPs. The QEP will also develop Health and Safety Plans (HASPs) prior to field work. Analysis of Brownfields Cleanup Alternatives (ABCAs) will be developed to identify applicable remediation alternatives for the site based on potential reuse scenarios. Assistance will be provided to enroll sites in North Carolina’s Brownfields Program and development of a Brownfields Agreement (BFA).</p>
<p>Anticipated Project Schedule: January 2, 2027 – June 30, 2030, Generic QAPP Q1, Phase I ESAs start Q2 through Q13, Phase II ESAs begin Q3 after SQAPPs through Q14, ABCAs could begin as early as Q5, but dependent of Phase II reviews, In-situ soil characterization and vapor mitigation system design may begin as early as Q5.</p>
<p>Lead: Qualified Environmental Prof. (QEP) with oversight from the PTRC project manager.</p>
<p>Outputs: 1 Generic QAPP; 13 Phase I ESAs; 4 SSQAPPs; 4 Phase II ESAs; 3 ABCAs; 2 In-situ soil characterizations, 3 environmental management plans and 3 vapor mitigation system designs.</p>
<p>Task 4: Reuse Planning</p>
<p>Implementation: PTRC and the QEP will evaluate infrastructure needs or conduct market feasibility for site reuse, utilizing technical assistance to support planning. This task includes reuse planning and development of site-specific or small area plans that inform and support priorities in the existing Lexington Depot District Master Plan or East Winston plan documents.</p>
<p>Anticipated Project Schedule: July 1, 2027 – June 30, 2030, Procure professional planning firm Q1, may be a service offered by same firm as QEP, Begin one small area plan Q5, conclude Q9, begin second small area plan Q8, conclude Q12</p>
<p>Lead: Qualified Environmental Prof. (QEP), Planning Firm and PTRC.</p>
<p>Outputs: 2 site-specific small area plans/reuse studies; infrastructure evaluations for additional capital investment and grants from other federal or state agencies. Additional procurement of professional services may be required to complete small area plans which will follow 2CFR200.</p>

e. Cost Estimates

Cost estimates were derived from PTRC’s historical grant data and regional market rates. The \$119.30 all-inclusive staff rate is based on a \$63.22 hourly salary, 46% fringe, and a 29.25% indirect rate applied to the total of personnel plus fringe. Contractual and supply costs reflect current regional environmental service standards. A budget narrative follows the budget summary below.

Budget Summary – SF 424A

Budget Categories	Task 1: Project Mgt & Reporting	Task 2: Community Engagement	Task 3: Site Assessment & Cleanup Planning	Task 4: Reuse Planning	Total
Personnel	\$13,592	\$12,233	\$0	\$8,155	\$33,981
Fringe (46%)	\$6,252	\$5,627	\$0	\$3,751	\$15,631
Travel	\$2,830	\$1,000	\$0	\$500	\$4,330
Supplies	\$0	\$1,547	\$0	\$0	\$1,547
Contractual	\$0	\$5,000	\$375,000	\$50,000	\$430,000
Indirect (29.25%)	\$5,805	\$5,224	\$0	\$3,483	\$14,511
Total Budget	\$28,479	\$30,631	\$375,000	\$65,890	\$500,000

Budget Narrative

<p>Task 1: Project Management and Reporting</p> <p>Personnel: \$13,592 (215 hours x \$63.22/hr) for the Project Manager and Grants Analyst to perform programmatic oversight and ACRES updates. Fringe Benefits: \$6,252 (46% of Personnel). Travel: \$2,830 for two staff members to attend the National Brownfields Training Conference and one regional EPA workshop. Indirect Costs: \$5,805 (29.25% of Personnel + Fringe). Total Task 1: \$28,479</p>
<p>Task 2: Community Engagement</p> <p>Personnel: \$12,233 (~193.5 hours x \$63.22/hr) for staff to conduct 10 outreach events and facilitate Voices of Solidarity (VoS) charrettes. Fringe Benefits: \$5,627 (46% of Personnel). Travel: \$1,000 for local mileage (\$0.725/mi) to priority sites in Winston-Salem, Lexington, and Eden and other locations for additional priority sites. Supplies: \$1,547 for printed educational materials, visioning boards, and the Community Involvement Plan (CIP). Contractual: \$5,000 for specialized community liaison support and participant support costs. Indirect Costs: \$5,224 (29.25% of Personnel + Fringe). Total Task 2: \$30,631</p>
<p>Task 3: Site Assessment and Cleanup Planning</p> <p>Contractual: \$375,000 for Qualified Environmental Professional (QEP) services: 1 Generic QAPP (\$5,000) 13 Phase I ESAs (\$5,000 x 13 = \$65,000.00) 4 Site-Specific QAPPs (included Phase II cost below) 4 Phase II ESAs (\$25,000 x 2, \$50,000 x 1 and \$75,000 x 1 = \$175,000) 3 ABCAs (\$7,500 ea = \$22,500) 2 in-situ soil characterizations (\$20,000 ea = \$40,000) 3 vapor mitigation system designs (\$15,000 ea = \$45,000) 3 environmental management plans (\$7,500 ea = \$22,500) Total Task 3: \$375,000.00 (Note: 75% of total budget is allocated to site-specific work, exceeding the 40% favorability threshold.)</p>
<p>Task 4: Reuse Planning</p> <p>Personnel: \$8,155 (~129 hours x \$63.22/hr) for staff to coordinate site reuse studies and infrastructure evaluations with local planning departments. Fringe Benefits: \$3,751 (46% of Personnel). Travel: \$500 for mileage associated with site reuse tours and regional coordination meetings. Contractual: \$50,000 for QEP expertise in site-specific small area plans and infrastructure evaluations. Indirect Costs: \$3,483 (29.25% of Personnel + Fringe). Total Task 4: \$65,890</p>

f. Plan to Measure and Evaluate Environmental Progress and Results

The Description of Tasks Activities, Timeline and Outputs will be built out into a Gantt chart, and quarterly reports will also describe progress on each of the outputs. Additionally, each Phase 1 ESA and Phase II assessment activity that is completed will be uploaded into ACRES quarterly as completed and shared with NC Brownfields. The grant Work Plan and CA will codify these outputs and outcomes.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

PROGRAMMATIC CAPABILITY

a. Organizational Capacity, b. Organizational Structure

The Piedmont Triad Regional Council (PTRC) has managed a regional brownfields program for 20 years, during which we have successfully administered over \$3.2 million in EPA and state funding. PTRC is a regional council established under North Carolina law, providing planning services to 76+ member jurisdictions. To manage complex financial instruments like the Brownfields Revolving Loan Fund (RLF), we operate a Regional Development Corporation (RDC) that provides a dedicated legal and financial framework for federal loan servicing. The Regional Planning Department utilizes a cross-functional team of certified planners, dedicated grants analysts, and GIS specialists to ensure all technical and administrative deliverables are met on schedule.

c. Description of Key Staff

Jesse Day, Planning Director, Project Manager (19 years exp.): A member of the American Institute of Certified Planners (AICP) Jesse has served as the PTRC Brownfields Program Manager since 2016. He holds a master’s in urban and regional planning and oversees all regional land use and environmental initiatives. Finance Director Jarrod Hand, CPA: Will provide oversight of financial reporting and procurement and has been in local government finance for over 12 years. The finance department handles over 300 different sources of federal, state and local funds annually. Team: PTRC employs a team of 12 regional planners who have significant land use and environmental planning as well as regulatory experience.

d. Acquiring Additional Resources

PTRC follows a fair, open, competitive process for procuring Qualified Environmental Professionals (QEPs) in strict adherence to federal standards (2 CFR §§ 200.317–327). Contractors are selected based on technical qualifications and price reasonableness. PTRC maintains high-integrity procurement by excluding any firm involved in developing the scope of work from the bidding process.

PAST PERFORMANCE AND ACCOMPLISHMENTS

e. Currently Has or Previously Received an EPA Brownfields Grant

(1) Accomplishments: PTRC has been successfully awarded multiple EPA Hazardous Substance Assessment Grants, completing over 40 Phase I and Phase II site assessments as well as other media management products on brownfields with a wide range of soil and ground water contaminants in communities in the region. The PTRC is also currently acting as a subconsultant on the Alamance County FY23 Brownfield Assessment Grant to provide and execute a Community Involvement Plan, create a site inventory and ranking system, and complete ACRES database reporting. The following table shows the accomplishments from the two most recent grants.

CA#	CA Type	Year	Amount	Accomplishments
BF00D12113	Assessment	FY13	\$600,000	Conducted: (15) Phase I Assessments, (6) Phase II Assessments, and (1) Cleanup Planning
BF00D72418	Assessment	FY18	\$600,000	Conducted: (6) Phase I Assessments, (5) Phase II Assessments, and (4) Supplemental Assessments

More than a dozen of these sites have successfully negotiated agreements or are in process with the NC Brownfields Program, with a variety of businesses including breweries (Lexington Home Brands), hotels (Spencer Mill – Mount Airy) and community park reuses (Washington Mill – Mayodan). Project outputs and outcomes for both prior and current grants are accurately reflected in the ACRES reporting database. Workplan compliance was met on all grants, timely reporting was completed quarterly with no corrective measures.

(2) Compliance with Grant Requirements: Throughout each of its prior grant periods PTRC has fully complied with all aspects of its project work plans, schedules, and cooperative agreement terms and conditions. All required deliverables and reporting have been completed and submitted on time. All prior grants we closed out, and all of the funds expended.

Threshold Criteria Responses (FY26 Piedmont Triad Regional Council Community-wide Assessment Grant Proposal)

1. Applicant Eligibility - see Attachment A – Documentation of Applicant Eligibility
The Piedmont Triad Regional Council is organized as one of 16 regional councils of government in North Carolina (NCGS 160A-470). Included is General Statute information for North Carolina showing the authority of Councils of Government and considered a “unit of local government”.
2. Community Involvement - Attachment B – Description of Community Involvement and Attachment C – Local Government Partners and Community Based Organization Support Letters
3. Expenditure of existing grant funds
The Piedmont Triad Regional Council does not have any existing grants. The most recent award to PTRC was from FY18 funds, which was successfully closed out.
4. Named Contractors and/or Subrecipients
The Piedmont Triad Regional Council has not procured/named a contractor or designated a subrecipient related to this funding opportunity. A request for qualifications/proposals will be conducted if awarded the grant.