

**(1) Applicant Identification** City of Spartanburg  
295 E. Main Street, Spartanburg, SC 29304

R04-26-A-041

**(2) Website URL** [www.cityofspartanburg.org](http://www.cityofspartanburg.org)

**(3) Funding Requested**

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

**(4) Location**

- a. **City** City of Spartanburg
- b. **County** Spartanburg County
- c. **State** South Carolina

**(5) Target Area and Priority Site Information**

- **Target Areas**
  - Northside Neighborhood (CT 45083020400)
  - Union Street Corridor (CT 45083021100)
  - West Main Street Corridor (CT 45083020800 and 45083020500)
- **Priority Sites**

#	Priority Site	Target Area
1	Northwest Center - 701 Saxon Avenue	Northside Target Area
2	277 W. Main Street	West Main Street Corridor
3	331 W. Main Street	West Main Street Corridor
4	375 W. Main Street	West Main Street Corridor
5	179 N. Church Street	Northside Target Area
6	Former TK Gregg Site – E. John St. & Northview St.	Northside Target Area
7	Former Warehouse - 300 Aden Street	Northside Target Area
8	Norris Ridge Apartments - 100 Imperial Drive	West Main Street Corridor
9	392 Union Street	Union Street Corridor
10	339 Union Street	Union Street Corridor

**(6) Contacts**

- a. **Project Director** Martin Livingston  
[mlivingston@cityofspartanburg.org](mailto:mlivingston@cityofspartanburg.org)  
(864) 580-5323  
PO Box 1749, Spartanburg SC 29304
- b. **Chief Executive/Highest-Ranking Elected Official**  
Mayor Jerome Rice  
[Jerome.rice@cityofspartanburg.org](mailto:Jerome.rice@cityofspartanburg.org)  
(864) 596-2716  
PO Box 1749, Spartanburg SC 29304

(7) **Population**            39,606 (US Census estimate, 2024)

(8) **Other Factors**

<b>Other Factors</b>	<b>Page #</b>
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).	
The priority site(s) is in a federally designated flood plain.	
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.	
<b>At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in <a href="#">Section 3.A.(2)</a>, for priority site(s) within the target area(s).</b>	<b>9</b>
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 or Tribal Environmental Authority**    Please see attached.

(10) **Releasing Copies of Applications**    Not Applicable.



SC DEPARTMENT of  
**ENVIRONMENTAL  
SERVICES**

**Juli E. Blalock, Chief**  
**Bureau of Land and Waste Management**  
2600 Bull Street  
Columbia, SC 29201

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January 7, 2026

Aditi Chakravarty  
Region 4 Brownfields Coordinator  
United States Environmental Protection Agency  
61 Forsyth Street SW  
Atlanta, Georgia 30303-8960

RE: EPA Brownfields Community-Wide Assessment Grant  
Spartanburg County, South Carolina

Dear Ms. Chakravarty:

The South Carolina Department of Environmental Services (SCDES), the State's environmental authority, acknowledges and fully supports City of Spartanburg's application for a Brownfields Community-Wide Assessment Grant. The funding will be used on Phase I and Phase II Environmental Site Assessments in target areas such as the Northside Neighborhood, the Union Street Corridor, and the West Main Street Corridor.

SCDES appreciates your consideration of the application and hopes for a favorable outcome. Your positive response will assist City of Spartanburg in its efforts to revitalize properties in their communities. If you have any questions or need additional information, please contact Jerry Stamps, member of my staff, at 803-898-0927 or [Jerry.Stamps@des.sc.gov](mailto:Jerry.Stamps@des.sc.gov).

Sincerely,

A handwritten signature in blue ink that reads "Juli E. Blalock".

**Juli E. Blalock, Chief**  
Bureau of Land and Waste Management

cc: Betsy Seals, Area Director, BRLS, Greenville-Spartanburg Office  
Preston Mousseau, Manager, Brownfields Program  
Jerry Stamps, Project Manager, Brownfields Program

**(1) PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION****Target Area and Brownfields**

**a. Overview of Brownfield Challenges and Description of Target Area** Situated in the heart of the Upstate region, **Spartanburg, South Carolina (Geographical Boundary)** is a historically industrial city undergoing a powerful resurgence driven by strategic investment, community partnership, and an unwavering commitment to equitable redevelopment. With a population of approximately **39,606 residents**, Spartanburg serves as a regional hub for manufacturing, higher education, healthcare, and cultural activity. The city's seven historic districts, rich mill-village heritage, and network of diverse neighborhoods paint a story of both extraordinary economic contributions and long-standing environmental burdens. Like many legacy manufacturing communities across the Southeast, Spartanburg carries the imprint of textile mills, rail infrastructure, automotive suppliers, and small industrial operations that once fueled its growth—but also left behind **vacant, underutilized, and environmentally impaired properties** concentrated in the City's most distressed neighborhoods. These sites now sit at the crossroads of opportunity and challenge. They limit redevelopment, complicate private investment, and disproportionately affect low-income and minority neighborhoods, many of which already face higher poverty rates, aging housing stock, and chronic health disparities.

Despite these obstacles, Spartanburg has built a national reputation for leveraging redevelopment tools to drive meaningful transformation. Award-winning community-driven initiatives, such as the HUD funded Neighborhood Transformation Plans in the Northside Neighborhood (Target Area), have demonstrated the city's capacity to catalyze revitalization. Local leadership from city agencies, neighborhood resident groups and nonprofit partners, continues to advance this momentum. Strategic assessment and cleanup of Brownfield sites represents a critical opportunity to **unlock redevelopment corridors**, expand housing options, attract employers, and ensure that the benefits of new investment reach the residents who need them most. By addressing long-neglected brownfield properties, the city aims to eliminate blight, promote safer neighborhoods and create a more resilient and prosperous future. This grant would provide the seed money necessary to begin this process.

The City is seeking EPA Brownfield Assessment funding to advance redevelopment in **three priority target areas**: the **Northside neighborhood**, the **Union Street Corridor** and the **West Main Street Corridor**. Each represents a distinct redevelopment opportunity—and each face historical environmental uncertainties that impede private investment and slow the city's broader revitalization goals. **The Northside neighborhood** (CT 45083020400), located just north of downtown, was historically home to Spartan Mills established in 1889 and in continuous operation for 111 years. Bankruptcy closed the mill in 2001. The facility's complex absorbed over 88 acres. Like many textile mill village communities that dotted the deep south in the early 1900's, the entire Northside community from homes to economy was tied directly to the rise and fall of the mill. The recipient of a 2012 HUD Choice Neighborhoods Planning Grant, the Northside has undergone nationally recognized transformation efforts, but significant pockets of abandoned homes, former small industrial and warehousing sites, and aging commercial structures remain. **Union Street** (CT 45083021100), a major southside gateway into downtown, reflects a corridor long shaped by auto repair shops, dry cleaners, and light industrial uses—business types that often carry elevated risks of petroleum or hazardous substance contamination. The corridor has strong redevelopment potential but continues to struggle with blighted structures, disinvestment, and uncertainty around past land uses that discourage reinvestment. Targeted environmental assessments are needed to clear these barriers and prepare the corridor for mixed-use, commercial, and infill opportunities. **West Main Street** (CT 45083020800 and 45083020500; Highland Neighborhood redevelopment area), another key entry corridor, combines aging commercial parcels, former industrial footprints, and long-vacant properties that create visible blight and drag on the surrounding residential

neighborhood. Collectively, these three focus areas include some of Spartanburg’s **most economically disadvantaged and minority-majority neighborhoods**, where reinvestment has been slow and environmental impacts are disproportionately felt by residents facing elevated poverty rates and health disparities. Brownfield Assessment funding is essential to addressing these inequities, reducing environmental uncertainty, and preparing strategic sites for redevelopment that supports housing, business development, community amenities, and long-term resilience. With strong community partnerships, proven experience in collaborative redevelopment, and a clear set of priority project areas, Spartanburg is prepared to use assessment funding to unlock stalled reinvestment, and create healthier, more vibrant neighborhoods for residents who have waited the longest for change.

**b. Description of the Priority Brownfield Site(s)** The Northside, Union Street, and West Main Street focus areas contain a range of aging commercial buildings, vacant industrial sites, obsolete multifamily structures, and underutilized public properties shaped by historic manufacturing, warehouse, and automotive-related uses. Across these target areas, the City has identified ten priority brownfield sites representing strategically important redevelopment opportunities that remain impeded by unknown environmental conditions, potential hazardous building materials, and historical contamination concerns. The following priority sites were identified and prioritized by residents during previous planning initiatives (detailed in 1.d) that inform this application. Highlighted below, these sites sit at the nexus of public investment, redevelopment momentum, and community need. EPA Assessment funding is essential for clarifying environmental conditions, reducing redevelopment risk, and unlocking new opportunities for mixed-income housing, commercial activities, and long-term community stabilization.

#	Priority Sites	Site Details
1	Northwest Center 701 Saxon Avenue <b>Northside Target Area</b>	<b>Ownership:</b> City-owned; <b>Size:</b> 5.21 acres <b>Past &amp; Current Land Use:</b> Former Community Center <b>Environmental Concerns:</b> blighted, underutilized structure with suspected ACM and LBP; <b>Proposed End Use:</b> 60 Units multi--family, tax-credit housing. (Located in OZ)
2	W. Main Street 277 W. Main Street <b>West Main Target Area</b>	<b>Ownership:</b> Privately owned; Cooperative Owner; <b>Size:</b> 13 acres <b>Past &amp; Current Land Use:</b> Historical Warehouses; Vacant. <b>Environmental Concerns:</b> unknown; adjacent to floodplain; <b>Proposed End Use:</b> near new baseball stadium; mixed-use redevelopment with retail on the first floor and residential above with adjacent creek and walking trails.
3	W. Main Street 331 W. Main Street <b>West Main Target Area</b>	<b>Ownership:</b> Privately owned; Cooperative Owner; <b>Size:</b> 1.97 acres <b>Past &amp; Current Land Use:</b> Vacant Commercial; <b>Environmental Concerns:</b> unknown; floodplain adjacency; <b>Proposed End Use:</b> mixed-use redevelopment - retail first floor with residential above.
4	W. Main Street 375 W. Main Street <b>West Main Target Area</b>	<b>Ownership:</b> Privately owned; Cooperative Owner; <b>Size:</b> 1.17 acres <b>Past &amp; Current Use:</b> Vacant Commercial; <b>Environmental Concerns:</b> unknown; blighted and vacant structure; <b>Proposed End Use:</b> redevelopment interest due to corridor improvements.
5	N. Church Street (TMS 7-12-17-016.00) <b>Northside Target Area</b>	<b>Ownership:</b> City-owned <b>Size:</b> 1.02 acres <b>Past &amp; Current Use:</b> parking lot; <b>Environmental Concerns:</b> possible unknown fill or historical commercial uses. <b>Proposed End Use:</b> full-block redevelopment - mixed use commercial on first floor and rental housing above;
6	Former TK Gregg Site Northview Street <b>Northside Target Area</b>	<b>Ownership:</b> City owned; Site access secured. <b>Size:</b> Contiguous 12-acre site; <b>Past &amp; Current Use:</b> Recreational Complex (built 1970); Currently vacant <b>Environmental Concerns:</b> Potential underground wetlands; Updated Phase I and Phase II needed; <b>Proposed End Use:</b> RFQ issued for development; 100 units mixed-income housing.
7	Former Warehouse 300 Aden Street <b>Northside Target Area</b>	<b>Ownership:</b> Co-owned City/Northside Development Group; <b>Size:</b> 7.06 acres <b>Past &amp; Current Land Use:</b> former historical warehouse; <b>Environmental Concerns:</b> Phase I & II for property transfer; final redevelopment site in 2008 Brownfields inventory; <b>Proposed End Use:</b> Conceptually planned for 64 units LIHTC, Film Studio (urban league), retail, office (OZ).
8	Norris Ridge Apartments 100 Imperial Drive <b>West Main Target Area</b>	<b>Ownership:</b> Privately held; Cooperative Owner; <b>Size:</b> 10.12 acres <b>Past &amp; Current Use:</b> substandard, vacant apartment complex; <b>Environmental Concerns:</b> blighted, vacant; suspected ACM & LBP; <b>Proposed End Use:</b> 130 affordable, owner-occupied townhomes (located in OZ)

9	392 Union Street <b>Union Street Target Area</b>	<b>Ownership:</b> City owned; <b>Size:</b> 9000 SF <b>Current Land Use:</b> Currently vacant <b>Environmental Concerns:</b> Unknown; adjacent to Mary Black Walking Trail. <b>Proposed End Use:</b> Small business incubator space targeting locally owned retail and wholesale start-ups.
10	339 Union Street <b>Union Street Target Area</b>	<b>Ownership:</b> privately owned; cooperative owner. <b>Size:</b> 2.11 Acres. <b>Past &amp; Current Land Use:</b> Former industrial site. <b>Environmental Concerns:</b> unknown; adjacent to Mary Black Walking Trail. <b>Proposed End Use:</b> Skate Park with mixed use residential/retail.

c. **Identifying Additional Sites** If grant funds remain after addressing the priority sites detailed in 1.b above, the City, together with its project partners, will prioritize additional sites based on seven key criteria identified specifically based on the needs of the target areas. These criteria include 1) cooperative ownership/access to the proposed site 2) the creation of high quality, living wage jobs, 3) creation of affordable housing units for local residents, 4) level of committed private investment, 5) tax revenues generated, 6) provision of priority community uses for the target areas, and 7) the extent to which the project aligns with city land use redevelopment plans as outlined in Section 1.d below.

**Revitalization of the Target Area**

d. **Reuse Strategy and Alignment with Revitalization Plans** The proposed grant project aligns with and advances the City’s land use and revitalization plans and directly advances related community priorities. The City has conducted neighborhood level planning and redevelopment initiative for each target area, which informs this application. The **Northside Transformation Plan**, a resident-led, revitalization plan for Spartanburg’s Northside community (target area), which uses the Purpose-Built Communities model: mixed-income housing, cradle-to-college education, community wellness, and economic vitality. It grew out of a 2012 HUD Choice Neighborhoods planning grant (\$300K) and a 2014 plan; even without an implementation award, the community kept going with substantial brick-and-mortar progress, education gains, safety trends. Since 2013, approximately \$28M has been invested with ~\$150M leveraged. Within the Northside target area, this grant will provide assessment funding for the remaining priority sites identified within that resident led planning process (priority sites #1, 5, 6 & 7). End uses include a 160 mixed income apartment units; 64 Low income Tax Credit (LIHTC) housing units; a movie studio; and new neighborhood commercial space. The **Highland Transformation Plan (Includes the West Main Corridor target area)** is a resident driven roadmap to revitalize Spartanburg’s Highland neighborhood by pairing redevelopment (new housing, -mixed-use nodes, safer streets) with community- retention strategies (-anti-displacement, homeowner/renter supports, workforce and -small business- opportunity). The plan’s vision centers on equitable improvements to **housing, infrastructure, education, and park space** that create a safe, healthy, diverse community while honoring history and assets like **Bethlehem Community Center** and **Stewart Park** (vision refined with the community on Oct 26, 2019) It couples a physical master plan (land use, streets, design standards) with policies that keep long-time neighbors in place as reinvestment arrives. The West Main Corridor priority sites (#2, 3, 4, 8), prioritized by residents to advance the plans objectives. End uses would support office, retail and mixed income rental housing units and the development of 130 townhomes affordable, home ownership opportunities for target area residents. The **Rebuilding Southside Initiative & Vision Plan** includes the **Union Street Corridor target area**, which forms the northern boundary of the plan area. Southside residents and the nonprofit Southside Sankofa developed a comprehensive vision document to guide local government in directing resources and addressing community needs, such as increasing homeownership rates and workforce training opportunities in the historically underserved area. Resident selected priority sites 9 & 10 will support a small business incubator space targeting locally owned retail and wholesale start-up and a mixed-use site that includes a skate park and affordable for-sale residential units and neighborhood retail opportunities. In addition to the local target area revitalization plans detailed above, the proposed project directly aligns with the **Spartanburg Comprehensive Plan**, which was most recently updated and adopted 2023. The Mitigation Section of this plan prioritizes the reduction of exposure pathways to

identifiable natural and manmade hazards. Plan objectives direct the identification, assessment and remediation of brownfields as an objective. (<https://www.cityofspartanburg.org/DocumentCenter/View/2143>, p.205). The proposed assessment grant funds align with and advance these plans by filling critical funding gaps for a GIS based digital site inventory, environmental assessment, and cleanup and reuse planning activities necessary for this community driven revitalization project. The requested grant funding makes ready resident-identified “maybe someday” sites into **fundable, buildable projects**. All priority sites are community supported and advance community driven reuse priorities, including the removal of blight, creation of accessible, affordable housing, business incubation, and neighborhood commercial growth.

**e. Outcomes and Benefits of Reuse Strategy** The proposed project will facilitate in-fill redevelopment and stimulate economic development in the target areas by providing assessment and cleanup/reuse planning funding for priority sites, building momentum needed to stimulate economic development. Once the priority sites are assessed, cleaned up, and redeveloped, the hope is this will attract additional public and private investments to surrounding properties, which will create jobs, improve amenities, and enhance the quality of the natural and built environments for existing target area residents. As all priority sites are currently vacant, displacement of residents and businesses will not occur. The assessment funds will quantify contamination or eliminate the concern, allowing sites to proceed with redevelopment. Collective benefits of the priority sites include: 200 units of **low-to-moderate income housing** for the area’s workforce; **job incubation space** to promote small business creation; **increased revenues** for the City due to new commercial ventures; **bolstered tax revenues**; attracting **new investment** to the area; and **creation of permanent and construction jobs**. By addressing the lingering questions regarding the potential environmental issues at the sites, the proposed project will help facilitate redevelopment and spur economic growth within the target areas and overlying Qualified Opportunity Zones.

**Strategy for Leveraging Resources**

**f. Resources Needed for Site Reuse** All three target areas are located in federally designated Qualified Opportunity Zones, which allows for leveraging of tax incentives to encourage redevelopment and investment. This grant will satisfy the target areas’ immediate assessment needs and position the City to pursue the following leveraged funding sources to complete remediation activities includes:

Agency	Funding Purpose
US HUD Community Development Block Grant (up to \$100,000 for blighted property activities)	Demolition of blighted properties and infrastructure redevelopment planning for the target areas; Conversion of dilapidated properties to more desirable business opportunities
US EPA Brownfield Cleanup Grant (up to \$4,000,000)	Remediation of sites
SCDES Brownfield Voluntary Cleanup Program	Provision of income tax credits up to 50% of cleanup costs each year, \$50,000/year max income credit and \$100,000 total over five years, for Non-Responsible Party developers using the state brownfield cleanup program

Additionally, the availability of sites with completed assessments that quantify environmental liability or clear suspicion of historical contamination increases the viability of private investment. Spartanburg is experiencing tremendous growth outside of the target areas.

**g. Use of Existing Infrastructure** Work performed under this grant will facilitate the use of existing infrastructure at the priority sites and within the target areas, which are located within a completely developed area with roads, water, sewer, electrical grid, and telecommunications available to be utilized for redevelopment. As discussed above in Section 1.d., Spartanburg has leveraged significant resources within the target areas. Approximately \$28M of grant funding has been invested with ~\$150M leveraged in infrastructure upgrades, housing improvement projects, and educational programming and improvements since 2013. These upgrades will support all priority sites.

**(2) COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

**Community Need**

**a. The Community’s Need for Funding** As described in 1.a., the target areas (**Northside Neighborhood** and **Union Street**, and **West Main Street** Corridors) face environmental uncertainties that impede private investment and slow the city’s broader revitalization goals. Local economic challenges, including a low-income population and low property tax valuations within the target areas, limit available funding to carry out environmental assessment, remediation, and reuse. This grant will backfill a critical funding gap to address this need and help the community overcome this barrier to redevelopment. The table below highlights the economic challenges faced within the target areas.

Geography	Total Population	% Minority Population	Median Household Income	Per Capita Income	% Under 18	% Over 65	Poverty Rate
CT 45083020400 Northside TA	1,019	90%	\$42,016	\$24,908	24%	14%	34.5%
CT 45083021100 Union Street TA	3,794	57%	\$46,210	\$28,161	17%	25%	29.8%
CT 45083020500 West Main TA	1,449	94%	\$35,729	\$19,142	21%	40%	23.6%
CT 45083020800 West Main TA	1,136	95%	\$11,175	\$7,012	45%	6%	74.4%
Spartanburg City, SC	39,606	53.6%	\$51,193	\$33,260	23.1%	17.3%	24.1%
Spartanburg County, SC	356,698	34.3%	\$63,899	\$31,919	23.4%	16.2%	14.1%
South Carolina	5,373,555	37.8%	\$67,804	\$38,097	21.6%	18.5%	13.9%
United States	334,914,880	31%	\$77,719	\$43,313	22%	18%	12.5%

Census Reporter profile: <https://censusreporter.org/profiles/16000US4568290-spartanburg-sc/>  
 Data USA: <https://datausa.io> Neilsberg: <https://www.neilsberg.com/insights/spartanburg-sc->

**b. Health or Welfare of Sensitive Populations** As evidenced in the table above, the target areas contain some of the most sensitive and overburdened populations in the City of Spartanburg. Compared to citywide, county, state, and national benchmarks, these census tracts exhibit **significantly higher concentrations of minority residents, children, seniors, and individuals living in poverty**, all of whom are more vulnerable to environmental hazards and related health impacts. Across the four target-area census tracts, **minority populations range from 57% to 95%**, substantially exceeding city (53.6%), county (34.3%), state (37.8%), and national (31%) averages. Poverty rates are especially acute, reaching **34.5% in the Northside**, nearly **30% in the Union Street Corridor**, and an alarming **74.4% along the West Main corridor**, compared to **24.1% citywide** and **12.5% nationally**. Median household incomes in the target areas—particularly in West Main Corridor Tract 45083020800 (\$11,175)—are far below city, state, and national levels, limiting residents’ ability to avoid or mitigate environmental risks. Several target areas also contain **high proportions of children and older adults**, two populations especially vulnerable to environmental contamination. Children make up **24% to 45%** of the population in the target area tracts, increasing concern for exposure to contaminated water, soil and building materials. In the West Main Corridor, **40% of residents are age 65 or older**, heightening sensitivity to respiratory and chronic health conditions associated with environmental stressors. Brownfield assessment activities funded through this grant will directly address these health and welfare concerns by **identifying, characterizing, and reducing environmental threats** in neighborhoods where residents have the least capacity to absorb additional risk. Phase I and Phase II assessments will clarify the presence of contaminants associated with former industrial, warehouse, automotive, and deteriorated residential uses—conditions that disproportionately affect low-

income and minority communities. By reducing environmental uncertainty, the City’s reuse strategy will support **safe redevelopment for housing, mixed-use projects, and community-serving uses**, helping to remove blight, reduce exposure pathways, and stabilize neighborhoods. Assessment results will guide cleanup planning, inform safe construction practices, and ensure that future reuse protects children, seniors, and other sensitive populations.

**c. Greater Than Normal Incidence of Disease and Adverse Health Conditions** The Target areas display several greater-than-normal incidences of diseases and conditions (cancer, respiratory disease and birth defects) that may be associated with exposure to hazardous substances, pollutants, contaminants, or petroleum. Local maternal and infant health data indicate that congenital malformations are the leading cause of infant death in the target area. From 2013–2022, infant mortality rates within the target areas exceeded the South Carolina average, and non-Hispanic Black infants mortality rates (11.4 per 1,000 live births) that are double those of non-Hispanic White infants and substantially higher than the statewide rate of 5.6 per 1,000. Within the target area, approximately 1 in 33 babies is born with a birth defect and one in six infant deaths is attributed to a birth defect, underscoring the importance of addressing congenital conditions and their upstream environmental and social determinants. According to the South Carolina Department of Public Health, Spartanburg County’s age-adjusted overall cancer incidence (460 per 100,000) and mortality (170 per 100,000) exceed the state averages (444 and 161 per 100,000, respectively). Lung cancer incidence (67 vs. 61 per 100,000 statewide) and mortality (46 vs. 41 per 100,000) are higher in the target area, indicating a disproportionate burden of cancer.

<https://dph.sc.gov/sites/scdph/files/media/document/Spartanburg%20County%20Cancer%20Profile%202022.pdf>

Additionally, South Carolina Department of Public Health and CoverSC data show that Spartanburg County ranks 9th out of 46 counties in respiratory disease deaths, placing it among the highest-burden communities in the state. Respiratory disease mortality in South Carolina is driven largely by chronic lower respiratory diseases (including asthma and COPD). SC’s Asthma Dashboard and CDC’s PLACES project further document significant asthma prevalence and related hospital utilization in the target areas, reinforcing the local importance of reducing respiratory exposures and improving disease management. [www.cover-sc.org/wp-content/uploads/Spartanburg-CoverSC.pdf](http://www.cover-sc.org/wp-content/uploads/Spartanburg-CoverSC.pdf)

**d. Economically Impoverished/Disproportionately Impacted Populations** The proposed grant project and reuse strategy will benefit underserved and disadvantaged communities in the target areas by 1) identifying and reducing potential exposures to contaminated soil, groundwater and building materials, 2) addressing public health concerns associated with abandoned sites that may be “attractive nuisances”, 3) mitigating the effects of asthma and other respiratory issues by facilitating the reuse of existing sites and encouraging fewer vehicle trips and shorter commutes, 4) improving economic conditions which will positively impact social determinants of health, and 5) not displacing residents and/or businesses, and creating new high-quality residential and business opportunities in the community. Additionally, the community engagement process will empower stakeholders to be involved in redevelopment decisions that impact the community.

**Community Engagement**

**e. Project Involvement and f. Project Roles**

**Cooperative Community Organizations & Project Roles**

Community Organization	Contact	Project Role
<p><b>One Spartanburg</b> Our mission is to build a vibrant Spartanburg through business, economic, tourism and talent development.</p>	<p>Allen Smith <a href="mailto:asmith@onespartanburginc.com">asmith@onespartanburginc.com</a></p>	<p>Assistance with Site Access, Identification and Prioritization; Community Outreach &amp; Engagement. Business contacts / Consultation with potential developers</p>

<b>Neighborhood Advisory Board</b>	Kathy Hill <a href="mailto:khill@cityofspartanburg.org">khill@cityofspartanburg.org</a>	Neighborhood involvement and engagement as it pertains to resident decision making for site selection, cleanup, <u>and</u> reuse.
<b>Clayton Construction</b>	Harry Clayton <b>(864) 576-1901</b>	Development Partner W. Main Street neighboring property owner
<b>ReGenesis Institute</b> - A community based non-profit organization, located in Spartanburg providing community facilitation and collaborative engagement across environmental, social and economic issues.	Harold Mitchell <a href="mailto:hmittell@regenesi1world.org">hmittell@regenesi1world.org</a> Phone: (864) 279-4675	Community Engagement & Consensus Building - involved in resident decision-making for site selection, cleanup, <u>and</u> future reuse of the brownfield sites, including the priority site(s).
<b>Northside Development Group</b> NPO dedicated to aligning partners and resources from all sectors, including neighborhood residents, to facilitate the community's vision and strategy for the ongoing revitalization of the neighborhood.	David Summers Northside Development Group <a href="mailto:David@spartanburgndg.com">David@spartanburgndg.com</a> Phone: (864) 598-0097	Community Outreach & Collaboration for site selection, cleanup, <u>and</u> future reuse of the brownfield sites, including the priority site(s).
<b>START: ME SPARTANBURG</b> 14-week entrepreneurship program to develop business plans, foster relationships, and present their businesses to potential lenders.	Lakesa Whitner Northside Development Group <a href="mailto:Lekesa@spartanburgndg.com">Lekesa@spartanburgndg.com</a> Phone: (864) 598-0097	Community Engagement & Consensus Building; Site Reuse decisions. Many businesses seek site location assistance from the organization. Good relationships with small local businesses.

**g. Incorporating Community Input** The City of Spartanburg will employ the **quarterback model of community engagement** to coordinate, manage, and sustain inclusive participation throughout the implementation of this Brownfield project. Under this model, the City serves as the central coordinating entity responsible for aligning municipal departments, community partners, and residents around shared redevelopment goals. This approach ensures consistent communication, clear accountability, and meaningful incorporation of community input—particularly from residents most directly affected by project activities. By employing the quarterback model, the City of Spartanburg ensures that community engagement for Brownfield assessment activities is **coordinated, inclusive, and responsive**.

Through a combination of standing advisory structures, digital communication platforms, dedicated engagement staff, and proven partnership management, the City is well positioned to keep residents informed, receive honest and open resident feedback, and ensure that redevelopment outcomes reflect local priorities—particularly for those communities most affected by environmental challenges. Project progress will be communicated using multiple methods to ensure broad access. The City will provide regular updates through its **website, social media platforms, and City podcast**, offering alternatives to in-person engagement and allowing residents to stay informed regardless of schedule or mobility. Targeted email communications and digital newsletters will supplement these efforts. In-person engagement will be supported through the City's **Neighborhood Advisory Board (NAB)**, which meets **six times per year** and is managed by the **Community Relations Department**. The NAB provides a structured forum for sharing project updates, gathering feedback, and discussing neighborhood priorities, particularly in communities directly affected by Brownfield activities. Community input will be meaningfully solicited through public comment opportunities, online feedback tools, direct outreach by Community Engagement staff, and coordination with local organizations. Feedback will be documented, considered in project decisions, and addressed through follow-up communications. The City's experience managing complex initiatives—including a **\$1.0 million education grant in partnership with the Spartanburg Academic Movement (SAM)**—demonstrates its capacity to effectively implement this coordinated, community-centered engagement approach.

**(3) TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS**

**Description of Tasks/Activities and Outputs** The City is requesting assessment grant funding in the amount of \$500,000 for community wide assessment distributed among four tasks, as outlined below.

<b>Task 1: Programmatic Support</b>
a. Project Implementation EPA-funded: QEP Support for quarterly, annual, and closeout reporting (including MBE/WBE forms and EPA ACRES database updates). Non-EPA-funded: contractor procurement and Work Plan development
b. Anticipated Project Schedule: Contractor selection and Work Plan Development - June 2026; kick-off meeting/setup of programmatic forms – Oct 2026; and quarterly, annual, and closeout reporting (including forms and ACRES updates) - Oct 2026 through Sept 2030.
c. Task/Activity Lead: Harley Hubbard, the City’s Grants Manager will be responsible for programmatic activities with assistance from the QEP, overseen by Dennis Locke, Finance Director and Project Director, Martin Livingston, to ensure compliance with the Work Plan & schedule.
d. Outputs: 1 kick-off meeting/setup of programmatic forms, 16 quarterly reports, 1 close-out report, 4 annual reporting periods with annual financial and MBE/WBE reporting
<b>Task 2: Outreach</b>
a. Project Implementation EPA-funded: conference attendance/travel for staff, brochure development, Community Involvement Plan (CIP), quarterly brownfields meetings, priority site meetings, site prioritization coordination and graphic materials; Non-EPA-funded: The City will provide in-kind translation services as-needed, staff outreach coordination and meeting attendance
b. Anticipated Project Schedule: CIP and brochure development: completed by Nov 2026, priority site meetings Oct 2026-Sept 2027, Brownfield quarterly meetings and site prioritization - Oct 2026 through Sept 2030
c. Task/Activity Lead: Project Director, Martin Livingston will direct outreach activities with support from the City’s selected QEP. The QEP will lead development of the CIP, outreach materials, assist with meetings, and site prioritization.
d. Outputs: 2 attendees at 4 conferences, 1 brochure, 1 CIP, 16 quarterly brownfield meetings
<b>Task 3: Site Assessment</b>
a.. Project Implementation. EPA-funded: Site Inventory, Generic Quality Assurance Project Plan (QAPP), Phase I & II ESA, Site Specific QAPPs and Health and Safety (H&S) Plans. Non-EPA-funded: Staff time is provided in-kind to maximize assessment funds.
b. Anticipated Project Schedule. Generic QAPP Q1; Phase 1 ESAs - through month 24; site eligibility forms, site-specific QAPPs, H&S plans, and Phase II ESAs – Dec 2026 – June 2030
c. Task/Activity Lead. The contractor (QEP) will complete the Site Inventory, site eligibility forms, QAPPs, H&S Plans, and assessment activities. Assessments will be completed in accordance with current ASTM standards and the All-Appropriate Inquiries rule. City staff will secure site access. The Brownfields Project Director will review site eligibility forms, QAPPs, H&S Plans, and ESAs, as well as provide oversight for all tasks.
d. Outputs: 1 Site Inventory & development of GIS based Viewer, 1 Generic Quality Assurance Project Plan (QAPP), 8 Phase I ESAs with site access agreements, 5 Phase II ESAs with site eligibility approvals, 5 Site-Specific QAPPs and H&S Plans.
<b>Task 4: Cleanup/Reuse Planning</b>
a. Project Implementation. EPA-funded: Analysis of Brownfields Cleanup Alternatives (ABCAs), asbestos cleanup plan, and Brownfield Reuse Plans. Non-EPA-funded: : Staff time is provided in-kind to maximize assessment funds.
b. Anticipated Project Schedule: Cleanup (ABCAs) and reuse planning for Priority Sites – Jan 2027- Jul 2030
c. Task/Activity Lead: Qualified Environmental Consultant, planners, and market analysts with oversight from the Project Director, Martin Livingston.
d. Outputs: 5 ABCAs and 5 Brownfields Reuse Plan

**e. Cost Estimates** The **Project Budget Table** below provides direct costs including cost estimates for each task, developed based on reasonable and realistic unit costs as determined by and available in the local market. Cost estimates include an allocation of **50%** of funds towards site-specific assessment activities and the development of a GIS based inventory system and **35%** of funds towards reuse/area-wide planning activities. Remaining funds will be used towards performance and financial reporting, program management, and community engagement. **The City will not charge for indirect costs and in-kind costs that the City estimates to incur are not included here.**

**Task 1 - Programmatic Support \$25,000** (5% of total budget). **Contractual: \$25,000** - \$2,000 for kickoff meeting and setup of programmatic forms (site access agreement, site nomination form, site application

form) \$125/hr @ 16 hours; \$20,000 for 16 quarterly reports (\$1,250 each) including ACRES updates, MBE/WBE, and annual financial reporting forms; \$3,000 for 1 closeout report. **Task 2 - Outreach \$50,000** (10% of total budget). **Travel: \$10,000** 2 attendees at 4 brownfield conferences and/or workshops - 2 National and 2 Regional (\$2,000 for 8 registrations, \$4,000 for 20 hotel nights, \$2,000 for 4 flights to National conferences, \$1,000 for transportation (mileage and taxis – avg. of \$50/day for 20 days), and \$1,000 for 20 days per diem @ \$50/day). **Contractual: \$40,000** - \$3,000 Brochure development (20 hours @ \$150), Community Involvement Plan \$6,000 (40 hours @ \$150), \$24,000 for 16 quarterly brownfields meetings at (\$1,500/meeting X 16); and \$7,000 for site prioritization coordination and preparation of graphic materials (total = 56 hours @ \$125).

**Task 3 – Site Assessments \$250,000** (50% of total budget). **Contractual: \$250,000** – \$30,000 for site inventory and development of GIS based viewer (200 hours @ \$150/hr); \$5,000 for 1 Generic QAPP; \$40,000 for 8 Phase I ESAs (8 @ \$5,000), \$150,000 for 5 Phase II ESAs (@ an average cost of \$30,000 due to varying complexity); \$25,000 for 5 Site Specific QAPPs/H&S Plans (\$5,000 each). **Task 4 – Cleanup/Reuse Planning \$175,000** (35% of total budget). **Contractual: \$175,000** - \$37,500 for 5 RAPs/ABCAs (\$7,500 each); \$137,500 for 5 Brownfield Reuse Plans (at an average cost of \$27,500).

Budget Categories		Project Tasks				
		Task 1 Project Management	Task 2 Community Outreach	Task 3 Site Assessments	Task 4 Cleanup & Reuse Planning	Total
Direct Costs	Personnel	\$0	\$0	\$0	\$0	\$0
	Fringe Benefits	\$0	\$0	\$0	\$0	\$0
	Travel	\$0	\$10,000	\$0	\$0	\$10,000
	Contractual	\$25,000	\$40,000	\$250,000	\$175,000	\$490,000
Indirect Costs		\$0	\$0	\$0	\$0	\$0
<b>Total Budget</b>		\$25,000	\$50,000	\$250,000	\$175,000	\$500,000

**f. Plan to Measure and Evaluate Environmental Progress and Results** The City will track and evaluate progress in achieving project outputs and outcomes by maintaining detailed electronic files of all project-related output documents including minutes from monthly progress meetings; completed quarterly reports in ACRES and DBE utilization reports; documentation of the results of community stakeholder input including meeting minutes, input received, City responses, and resulting changes to reuse plans; procurement and contractual documents for the Professional Planner(s) and Environmental Professional(s); and number of reuse site plans created. The City will also track and report on outcomes of the planning work including acres of brownfields where reuse plans were developed; future public and private investment leveraged at brownfields where Assessment Grant funds were spent; economic development benefits (jobs, new businesses, new tax revenues) created at brownfields where Assessment Grant funds were spent; community development benefits (acres of parks or greenspace, new housing opportunities, etc.) at sites where Assessment Grant funds were spent.

**(4) PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

**Programmatic Capability**

**a. Organizational Capacity** The City of Spartanburg has demonstrated strong organizational capacity to successfully oversee federally funded projects through established financial controls, experienced grant management staff, and cross-departmental coordination led by the City Manager’s Office. The City routinely administers complex state and federal grants and has the systems, staffing, and internal oversight necessary to manage all programmatic, administrative, and financial requirements in compliance with grant and reporting standards. **b. Organizational Structure** The City operates under a Council-Manager form of government. The Council is comprised of six members (elected by district) and the Mayor (elected citywide). The Mayor, like the other Council members, has one vote on legislative matters, holds no veto power and

serves a four-year term. The City Manager is appointed by the Council and manages the day-to-day functions of the City and oversees the City’s six departments, which collectively employ 416 City staff.

**c. Description of Key Staff** The proposed grant project will be managed by the Community Development Department under the oversight of Director, **Martin L. Livingston, Jr., AICP, CPM**, who will serve as the grant’s **Project Director**. Mr. Livingston leads housing redevelopment, federal grant planning, and community development efforts, has previously served in leadership roles in federal housing and community planning programs and currently serves as a member of the board for the South Carolina Community Loan Fund. He has managed more than \$7 million in state and federal competitive grants awarded to the City over the last 9 years, including HUD entitlement programs: Community Development Block Grant (CDBG) and HOME Partnership. Mr Livingston will be assisted by **Jena Kipp**, the City’s Data and Innovation Officer, as **Brownfield Coordinator**. Jena’s role leads several cross-departmental initiatives, including GIS mapping and data analysis to support large-scale infrastructure. Administrative and financial requirements will be overseen by City Director of Finance and Budget, **Dennis Locke**, who will serve as the **Financial Director**. Mr. Locke, a **Certified Government Finance Officer (CGFO)** has served as the Chief Financial Officer for the City for 28 years. He oversees the City’s financial planning, budgeting, revenue management, accounting, and fiscal reporting functions. In this capacity, he is responsible for coordinating the City’s financial systems, guiding the preparation of the annual operating budget and Comprehensive Annual Financial Report, and ensuring compliance with financial policies and grant reporting requirements of several million dollars in grant revenue each year. Mr. Locke will be assisted by **Harley Hubbard**, the City’s **Grants Manager**, who will oversee all programmatic reporting elements of the proposed project. Ms. Hubbard manages federal, state, and local grant funding efforts, supporting the City’s strategic priorities and ensuring that grant programs are administered effectively and in compliance with requirements. Her grant portfolio exceeded \$4 million in 2025, supporting initiatives across all City departments. Harley’s experience also includes financial and programmatic management of both Brownfield Assessment and Cleanup funding.

**d. Acquiring Additional Resources** The City has well-established procurement systems and routinely solicits proposals from professional service providers and contractors when specific expertise is needed. The City will procure a qualified environmental contractor and subcontractors to assist with technical aspects of the grant. Procurement procedures will be conducted in full compliance with the fair and open competition requirements in 2 CFR Part 200 and 2 CFR Part 1500, and 40 CFR Part 33.

**Past Performance and Accomplishments**

**e. Currently Has or Previously Received an EPA Brownfields Grant** The City of Spartanburg received a 2008 Community Wide Assessment Grant, which the City successfully managed, performing all phases of work. Details on the City’s accomplishments and performance are provided in table below.

**(1) Accomplishments**

Grant, Funding Agency & Date of Award	Funding Amount	Funds Remaining
<b>2008 US EPA Brownfield Assessment Grant (October 2008)</b>	\$400,000	\$0
<p><b>Accomplishments</b> - Several sites have been redeveloped since receiving this grant including projects in the northside such as the \$5.0 million Spartanburg Housing offices near the Aden Bonded Warehouses and the \$18.0 million Low Income Housing Tax Credit Development of 90 units affordable housing on the Spartan Mill Grain site. The largest site redeveloped was the Spartan Grain Mill site which is home to the new minor league baseball team (The Spartanburgers) resulting in a \$500 million stadium, office, housing and hotel in nearby sites known as <a href="#">Project Core</a>.</p>		

**(2) Compliance with Grant Requirements** The City maintained full compliance with the workplan, schedule, and terms and conditions under the grant. Additionally, the City maintained a record of timely and acceptable reporting and delivery of expected results. The grant was fully expended within the prescribed grant period, and no corrective measures were necessary.

**(1) Applicant Eligibility**

**a. Applicant type** The City of Spartanburg is an eligible entity as a General-Purpose Unit of Local Government as defined by 2 CFR § 200.1.

**b. Exemption from Federal taxation under section 501(c)(4) of the IRC.** Not applicable.

**(2) Community Involvement** The City of Spartanburg will employ the **quarterback model of community engagement** to coordinate, manage, and sustain inclusive participation throughout the implementation of this Brownfield project. Under this model, the City serves as the central coordinating entity responsible for aligning municipal departments, community partners, and residents around shared redevelopment goals. This approach ensures consistent communication, clear accountability, and meaningful incorporation of community input—particularly from residents most directly affected by project activities. By employing the quarterback model, the City of Spartanburg ensures that community engagement for Brownfield assessment activities is **coordinated, inclusive, and responsive**.

Through a combination of standing advisory structures, digital communication platforms, dedicated engagement staff, and proven partnership management, the City is well positioned to keep residents informed, receive honest and open resident feedback, and ensure that redevelopment outcomes reflect local priorities—particularly for those communities most affected by environmental challenges. Project progress will be communicated using multiple methods to ensure broad access. The City will provide regular updates through its **website, social media platforms, and City podcast**, offering alternatives to in-person engagement and allowing residents to stay informed regardless of schedule or mobility. Targeted email communications and digital newsletters will supplement these efforts. In-person engagement will be supported through the City's **Neighborhood Advisory Board (NAB)**, which meets **six times per year** and is managed by the **Community Relations Department**. The NAB provides a structured forum for sharing project updates, gathering feedback, and discussing neighborhood priorities, particularly in communities directly affected by Brownfield activities. Community input will be meaningfully solicited through public comment opportunities, online feedback tools, direct outreach by Community Engagement staff, and coordination with local organizations. Feedback will be documented, considered in project decisions, and addressed through follow-up communications.

**(3) Expenditure of Existing Grant Funds** The City of Spartanburg does not have an open EPA Brownfields Assessment Grant or Multipurpose Grant.

**(4) Contractors and Named Subrecipients**

- **Contractors.** Not applicable. No contractors that will perform work under the requested Brownfield Grant have been procured.
- **Named Subrecipients.** Not applicable. No subrecipients will be named under the requested Brownfield Grant.