

APPLICATION INFORMATION SHEET

KTRCOG FY26 Brownfields Assessment Coalition Grant

Diane Cox
Executive Director

**Member
Governments**

COUNTIES

Franklin
Granville
Person
Vance
Warren

MUNICIPALITIES

Bunn
Butner
Creedmoor
Franklinton
Henderson
Kittrell
Louisburg
Macon
Middleburg
Norlina
Oxford
Roxboro
Stem
Stovall
Warrenton
Youngsville

1. Applicant Identification:

Kerr-Tar Regional Council of Governments
PO Box 709, 1724 Graham Avenue
Henderson, NC 27536

2. Website URL:

Kerr-Tar Regional Council of Governments: www.kerrtarco.org
Town of Norlina, NC: <http://townofnorlina.com/>
Vance County, NC: <http://www.vancecounty.org/>

3. Funding Requested:

- a. Assessment Grant Type: Assessment Coalition
- b. Federal Funds Requested: \$1,500,000.00

4. Locations:

Geographic Boundaries: Geographic boundaries served under this grant application include the municipal boundaries of the Kerr-Tar Regional Council of Government's five-county region, NC region K, which includes Franklin, Granville, Person, Vance, and Warren Counties. The non-lead members on this application include Vance County and the Town of Norlina.

Nonlead Member: Vance County
Address: 122 Young Street, Suite B
Henderson, NC 27536
Nonlead Member: Town of Norlina
Address: 139 Hyco St.
Norlina, NC 27563

5. Coalition Members' Target Areas and Priority Site Information:

- 1. Kerr Tar Regional Council of Governments(Lead Coalition Member)
 - a. Target Area: Oxford, North Carolina
 - b. Census Tract 37077970300
 - c. Priority Site Address: 220 Cherry Street, Oxford
- 2. Vance County (Non-lead Member)
 - a. Target Area: City of Henderson
 - b. Census Tract: 37181960500
 - c. Priority Site Address: 341 N. Chestnut Street and 155 W. Andrews Ave
- 3. Town of Norlina (non-lead member)
 - a. Target Area: U.S. Highway 1 transportation corridor
 - b. Census Tract: 37185950200
 - c. Priority Site Address: Hotel Norlina, Intersection of U.S-1 and NC-158

6. Contacts

- a. Project Director: Desiree Brooks
Phone Number: 252-436-2040
Email: dbrooks@kerrtarcog.org
Mailing Address: PO Box 709, Henderson, NC 27536

- b. Chief Executive Officer: Patricia S. Cox, Executive Director
Phone Number: 252-436-2040
Email: dcox@kerrtarcog.org
Mailing Address: PO Box 709, Henderson, NC 27536

7. Population:

Kerr Tar Regional Council of Governments is a Regional Council of Local Officials that serves Franklin, Granville, Person, Vance and Warren Counties, known as Region K. Below are the populations of the cities/towns in which our priority sites are located.

- c. Oxford, North Carolina: 8,628
- d. Henderson, North Carolina: 15,060
- e. Norlina, North Carolina: 920

2. Other Factors:

Other Factors	Page #
Community Population is 15,000 or less	2-3
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	N/A
The priority site is impacted by mine-scarred land.	N/A
The priority site(s) is adjacent to a body of water (i.e. the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	N/A
The priority site(s) is in a federally designated floodplain.	N/A
The reuse of the priority site(s) will incorporate energy efficiency measures	8
The reuse of the proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	5
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 sites within the target areas.	10
The target area is impacted by coal-fired power plant that has recently closed (2015 or later) or is closing.	N/A

9. Letter from the State or Tribal Environmental Authority: Attached.

10. Releasing Copies of Applications: N/A



NORTH CAROLINA
Environmental Quality

January 9, 2026

JOSH STEIN

Governor

D. REID WILSON

Secretary

MICHAEL SCOTT

Director

Diane Cox
Executive Director
Kerr Tar Regional Council of Governments (KTCOG)
1724 Graham Avenue
Henderson, NC 27536
dcox@kerrtarcog.org

Re: U.S. EPA Brownfields Coalition Assessment Grant – Kerr Tar Regional Council of Governments

Dear Ms. Cox,

The North Carolina Department of Environmental Quality (DEQ) Brownfields Redevelopment Section (BRS) acknowledges and supports the Kerr Tar Regional Council of Governments' (KTCOG) application for a U.S. EPA Brownfields Coalition Assessment Grant. We understand that your grant will focus on 220 Cherry Street in the City of Oxford, the Hotel Norlina in the Town of Norlina, and a former dry cleaner in the City of Henderson. 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 the KTCOG is successfully awarded this grant, and we will continue to support you in your brownfields redevelopment efforts whether a grant is awarded or not. We truly believe successful brownfields projects can rejuvenate a community.

Sincerely,

Jordan Thompson
Brownfields Grants Manager

ec: NCDEQ Brownfields Grant Collaborative Team



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

(1) PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Coalition Members, Target Areas, and Brownfields

a. Coalition Members

The Kerr Tar Regional Council of Governments (KTCOG) will serve as the lead coalition member with Vance County and Town of Norlina serving as non-lead members. Vance County and the Town of Norlina both face persistent economic and capacity constraints that limit their ability to apply for or manage this grant. According to U.S. Census Bureau 2023 ACS 5-Year Estimates, Vance County has median household income of approximately \$47,000 and a poverty rate of 19%, well above the statewide average (13.2%) indicating a constrained local tax base and limited discretionary resources to support federal grant administration. The County is also designated as a Tier One economically distressed county under the North Carolina Department of Commerce (NCDOC) 2026 Tier Designations, signaling high poverty, low income, and weak employment indicators. These fiscal limitations result in past and on-going instability in leadership and administrative turnover, restricting their ability to dedicate staff time to the demands of the grant. The Town of Norlina encounters similar struggles but on an even larger scale. Norlina has only 1,050 residents, a median household income of \$34,659, and a poverty rate of 17.4%. The Town is located within Warren County, which is also designated as a Tier One distressed County (NC Commerce, 2026 Tier Designations). Together, these economic distress indicators, limited tax bases, and staffing constraints demonstrate that Vance County and Norlina lack equitable access to the grant development and administrative resources needed to compete for and manage federal grant programs without the support of KTCOG.

b. Overview of the Brownfields Challenges and Description of the Target Area

The KTCOG geographic boundary encompasses Franklin, Granville, Person, Vance, and Warren Counties along NC's north border with Virginia. The region is strategically positioned between rural eastern NC and the rapidly expanding Research Triangle metropolitan area to the south, with direct access to Interstate 85, U.S. Highway 1, multiple freight rail corridors, and regional connections to Raleigh-Durham International Airport, Research Triangle Park, and deep water ports in Wilmington and Norfolk. Despite this connectivity, long-standing brownfields challenges continue to constrain economic reinvestment across the region's small towns, downtown cores, and transportation corridors.

For more than a century, the five-county region's economy was anchored by tobacco, agriculture, warehousing, and textile manufacturing. These industries shaped land use patterns, employment and community identity. Fertile soils in Franklin and Graville Counties supported large-scale tobacco cultivation and processing, while Person County featured small family farms and farm-supply businesses that supported both rural livelihoods and the growth of Roxboro as a regional market and service center. Warren and Vance Counties hosted textile mills hosiery plants, and rail-served warehouses that provided steady employment for thousands. Unfortunately, declining tobacco demand, globalization, and manufacturing offshoring drove an entire industry collapse resulting in widespread closures, job losses, and permanent economic disruption. Between 1997 and 2002 alone, the U.S. Census of Agriculture reported declines exceeding 30% in the total market value of agricultural products sold across all five counties. In more recent decades (2014–2026), economic distress has continued across the region, with NC Worker Adjustment Retraining Notification Act (WARN) Reports documenting more than 1,400 affected workers and at least 10 reported facility closures or mass layoff events within the Kerr-Tar region during this period. It's clear that many of our communities have yet to recover from the loss of tobacco and textile dependent employment, exemplified by ranking as some of the most economically distressed counties in NC¹.

Today the region's brownfield challenges are characterized by a high concentration of vacant mills, shuttered warehouses, underutilized rail-adjacent properties, and deteriorating commercial storefronts located in the heart of small towns and along key transportation corridors. These legacy properties often carry known or suspected environmental contamination that has deterred private investment. Our communities now face persistent blight, constrained redevelopment, population decline, shrinking tax bases, and limited access to capital for environmental assessment and planning activities.

¹ 2026 North Carolina Department of Commerce, Development Tier Designations

At the same time, the Kerr Tar Region is uniquely positioned at a pivotal moment for economic transformation. In 2005, KTCOG entered into an interlocal agreement with Triangle North to develop a network of regional commerce parks throughout the five counties of our region. Franklin, Granville, and Warren Counties already offer shovel-ready sites and KTCOG is actively seeking sites in Vance County that provide competitive incentives and proximity to workforce and consumer markets. These employment hubs will position the region to attract advanced manufacturing, logistics, and clean-industry employers. Complementing these assets, the proposed S-Line passenger rail corridor includes planned mobility hubs in Norlina (Warren County), Henderson (Vance County), and Franklinton (Franklin County) and has already received more than \$1 billion in federal and state funding to connect the region to the Raleigh and Richmond metropolitan area. Together, Triangle North and the S-Line represent once-in-a-generation opportunities to integrate historically distressed rural communities into NC's broader economic growth.

However, the full economic potential of these catalytic investments is constrained by the prevalence of unassessed brownfield properties that surround the Triangle North Business Parks, downtown corridors, and proposed rail station areas. Employers, developers, and infrastructure partners have expressed hesitation to invest where environmental conditions remain unknown. The viability of the S-Line mobility hubs, in particular, depends on surrounding land being safe, developable, and capable for supporting housing, services, and commercial activity. Without targeted brownfields assessment and reuse planning, the region risks missing this critical opportunity for equitable growth.

This grant will enable KTCOG and its coalition members to systematically identify, assess, and plan for the cleanup and reuse of legacy industrial and commercial properties within areas that will support downtown revitalization, workforce housing, small business growth, and improved access to jobs and transportation.

Oxford, North Carolina (*Census Tract 37077970300*), is the Target Area for KTCOG and the urban core and county seat of Granville County. As a historic small city of **approximately 8,500 residents**, Oxford had long served as a regional center for tobacco warehousing, rail-served distribution, and light manufacturing. However, its limited local capacity and heightened vulnerability has resulted in nearly 20% of residents living below the poverty line. This area is east of downtown Oxford and is immediately adjacent to the Oxford Historic District area near the downtown railroad. The neighborhood is characterized by smaller, often vacant lots, older housing stock, and a mix of residential, commercial, and industrial buildings. The target area's strategic proximity to Highway 158 (our region's main east-west roadway), **Triangle North Granville** and the proposed S-Line passenger rail present significant opportunities for employment growth, mixed-use development, and workforce housing for a deteriorating downtown that is characterized by blight and vacant parcels.

The Norlina Target Area encompasses the **U.S. Highway 1 transportation corridor through downtown Norlina**, Warren County's largest municipality, yet home to only 920 residents. The town sits at the crossroads of U.S. Highways 1, 401, and 158, adjacent to active freight rail infrastructure and the county's busiest intersections. Established around the passenger and freight rail junction, the town has been without rail service for decades. **The NCDOT has identified Norlina as a proposed mobility hub for the S-Line, which would be Warren County's biggest economic driver since the 1800s agricultural boom.** However, NCDOT has expressed concerns about downtown Norlina's vacant buildings, lack of affordable housing, and absence of hotel accommodation. A NCDOT Transit Oriented Development (TOD) Study recommended Norlina and Warren County focus on downtown investments, mixed-use development, affordable housing, and repurposing vacant sites to attract businesses to improve the chances of securing a stop. This grant will help with assessment and reuse of Norlina's brownfield sites, supporting these goals, and increasing the likelihood of NCDOT re-establishing a train station.

The **City of Henderson** (*Census Tract 37181960500*) is the Target Area for Vance County. This tract represents an older, urban neighborhood developed during the City's historic manufacturing and processing era and includes a mix of residential blocks, former industrial and commercial properties, and small neighborhood-serving businesses. Henderson is a historically industrial city of approximately 15,000 residents and serves as the county seat. Heavy commercial and industrial activity, historically concentrated within the Target Area along U.S. Highway 1, Interstate 85, U.S. Highway 158, and adjacent rail spurs left behind obsolete warehouses, underutilized commercial parcels, and vacant mill buildings with known or suspected environmental contamination. These legacy conditions continue to constrain reinvestment within the Target Area and present barriers to private redevelopment without public-sector assistance. **Henderson is also home to Triangle North Vance**, one of the region's major business parks, and is located

in close proximity to key workforce assets, including Vance-Granville Community College. In addition, **Henderson has been identified as a potential future stop along the proposed S-Line rail corridor.**

c. Description of the Priority Brownfields Sites

Oxford - Based on preliminary screening reports from NCDEQ's Site Locator Tool, our Target Area contains dozens of sites with known or suspected contamination across dry cleaners, former mills, warehouses, fuel stations, rail-adjacent properties, and manufacturing facilities. Most notable are the 38 documented UST incidents, 14 non-UST incidents, and 13 hazardous waste facilities located within this census tract. A priority site in this target area is located at **220 Cherry Street in Oxford**. This former rail-adjacent property was historically used for tobacco grading, redrying, and warehousing. Industrial operations began in the 1920s and continued until the tobacco industry's decline in the 1970s, after which the property became vacant and underutilized. Current site conditions include an aging industrial building with deferred maintenance, deteriorated paved surfaces, and limited prior environmental investigations. Potential environmental issues include the presence of petroleum hydrocarbons from former fuel storage and equipment operations, polycyclic aromatic hydrocarbons (PAHs) and metals associated with historic combustion and rail activity, and hazardous building materials such as asbestos-containing materials (ACMs) and lead-based paint (LBP). The site is a priority because its location is near downtown Oxford and along historic transportation corridors places the site within a broader revitalization corridor that connects the city to the Triangle North Granville business park and the planned S-Line passenger rail corridor. It is ideal for redevelopment as workforce housing and/or mixed-use commercial spaces, contributing to the walkable downtown development tied to our regional investments. Addressing contamination at this priority site will help position downtown Oxford to capture spillover demand from Triangle North employment growth and future S-Line connectivity, ensuring that residents and small businesses can equitably benefit from regional economic expansion.

Norlina – Preliminary inventory activities identified at least 23 brownfield sites in Norlina, ranging from 0.02-acre downtown properties to a 50+ acre site at a key intersection formerly used as a gasoline station co-located with a lumber yard. We are concerned about the petroleum and solvent impacts associated with our former service stations, dry-cleaners and the ACM and LBP associated with the vacant and dilapidated buildings downtown. A priority site here is the former **Hotel Norlina** located downtown at Warren County's busiest intersection, where U.S. 1, U.S. 401, and U.S. 158 converge, and approximately 1,000-feet from the proposed S-Line rail stop. The building was constructed in 1901 and operated as a hotel until 1966, serving travelers, rail passengers, and local businesses during Norlina's peak as a rail-oriented commercial center. The structure remains in generally good condition, but it has been vacant for decades and is frequently accessed by unauthorized occupants, creating public safety concerns and accelerating its deterioration. Environmental concerns include ACMs in insulation, flooring, and roofing; LBP on interior and exterior surfaces; and the possible presence of heating oil USTs and associated petroleum impacts. A 2023 feasibility study conducted by the UNC School of Government's Development Finance Initiative identified the site as an ideal candidate for reuse, including hospitality, affordable housing, and ground-floor commercial uses that would directly support anticipated rail activity and downtown revitalization. This site is a priority because we see its redevelopment as key to addressing the issues outlined in the recent TOD study, putting us closer to the much-needed S-Line rail stop.

Henderson – Our 2.9 square mile Target area within Henderson contains a high density of brownfields sites relative to its size. NCDEQ's Site Locator Tool identified more than 250 potential sites for assessment including laundry, fuel stations, landfills, trucking properties, and historic manufacturing facilities. Henderson's historic commercial and industrial downtown area is home to one of Vance County's priority sites, **341 N. Chestnut Street and 155 W Andrews Ave**. These two sites are being treated as a single priority site due to their close proximity, shared development history, and combined redevelopment potential. 341 N. Chestnut Street is a 0.3-acre site consisting of a vacant, single-story structure in varying stages of deterioration that historically operated as a dry cleaner. Directly across Chestnut Street sits the 0.7-acre parcel known as 155 W. Andrews Avenue. This property operated as a former automotive service facility and is currently vacant. Environmental concerns include the documented and undocumented solvent and petroleum contamination at both sites and the potential impact they have on the surrounding community. Together these sites are a priority because they are located in a former commercial and service node adjacent to NC Highway 39, Interstate 85, and various neighborhoods with documented economic distress. The City's recent acquisition of 341 N. Chestnut through foreclosure presents a rare window of opportunity to address cross-

parcel impacts for both parcels and reduce environmental uncertainty that has been stalling redevelopment in Henderson’s downtown.

d. Identifying Additional Sites

The KTCOG and its partner have already identified over 20 sites in addition to our priority sites. We will identify additional sites through three Project Partner meetings annually and annual community meetings that promote regional participation and balance. Each coalition member and member county will have a Project Partner with the ability to contribute additional sites that align with its unique redevelopment needs and local plans. KTCOG will maintain a shared Brownfields inventory and provide the technical and administrative capacity that individual towns and counties lack. This collaborative and data-drive approach ensures that selected sites represent the full geographic and economic diversity of the region, while maximizing the assessment funds by focusing on properties with the highest potential to advance both community revitalization and regional economic competitiveness. To ensure that grant resources are directed towards the most impactful properties, the KTCOG will implement a prioritization framework that evaluates candidate sites based on the following criteria: redevelopment potential, community impact, environmental risk, infrastructure readiness, and proximity to major transportation corridors, the S-Line, Triangle North Business parks, and industrial supply-chain hubs.

Revitalization of the Target Area

e. Reuse Strategy and Alignment with Revitalization Plans

The Kerr-Tar region’s approach to revitalization is grounded in long-standing regional and local planning efforts that emphasize reinvestment in existing communities, reuse of underutilized industrial properties, and alignment with major transportation and employment investments. The KTCOGs’ *Comprehensive Economic Development Strategy* (CEDS) identifies brownfields remediation, downtown revitalization, and strategic infrastructure investment as priority actions needed to reverse economic distress and position the region for sustainable growth.² These goals are reinforced by municipal downtown revitalization plans and emerging rail station area planning tied to the proposed S-Line passenger rail corridor, all of which call for concentrating development within established town centers to support workforce housing, small businesses, and transit-oriented growth rather than greenfield expansion.^{3 4}

In Henderson, the combined priority sites at 341 N. Chestnut Street and 155 W. Andrews Avenue are located within a gateway corridor identified in local planning efforts as critical to downtown reinvestment and neighborhood stabilization. The City’s downtown planning initiatives and the Kerr-Tar CEDS both emphasize the need to redevelop vacant and contaminated properties near employment centers and transportation infrastructure to support economic resilience.⁵ Reuse of these sites for mixed-use commercial and residential development would complement the **planned Triangle North Vance initiative** along Interstate 85 by helping establish nearby housing and services needed to support future advanced manufacturing, logistics, and related employment.⁶ Assessment and reuse planning will also reduce environmental uncertainty that currently deters private investment, strengthening Henderson’s ability to **leverage Triangle North–related economic development** opportunities.

In Oxford, reuse of the priority brownfields site at 220 Cherry Street aligns with Granville County’s downtown revitalization strategies and regional CEDS goals that call for strengthening town centers as gateways to regional employment hubs.⁷ Located near historic rail and industrial corridors and in **proximity to Triangle North Granville**, the site is well positioned for residential and mixed-use redevelopment that supports workforce housing demand generated by Triangle North employers.⁵ Addressing environmental conditions at this site will enable Oxford to direct growth toward existing infrastructure, reinforce downtown vitality, and capture economic spillover from the Research Triangle while maintaining the community’s historic character.

² Kerr-Tar Council of Governments. *Comprehensive Economic Development Strategy* (CEDS), most recent update.

³ City of Henderson. *Downtown Revitalization Plan* and related planning documents.

⁴ North Carolina Department of Transportation (NCDOT). *S-Line Passenger Rail Corridor Project Overview and Planning Materials*. <https://www.ncdot.gov/divisions/integrated-mobility/innovation/Pages/s-line-mobility-hubs.aspx>

⁵ City of Henderson. *Comprehensive Plan and Economic Development Strategies*

⁶ Triangle North Regional Partnership. *Triangle North Business Parks Overview* (Vance and Granville sites).

⁷ City of Oxford. *Downtown Revitalization and Land Use Planning Documents*.

In Norlina, the reuse of Hotel Norlina is directly tied to rail station area planning associated with the proposed S-Line stop. The Kerr-Tar CEDS and related regional planning efforts identify passenger rail as a transformational opportunity for small, economically distressed communities—provided they are prepared with redevelopment-ready sites near stations.^{1 3} **Located approximately 1,000 feet from the proposed S-Line platform**, Hotel Norlina was identified in a 2023 feasibility study by the UNC School of Government’s Development Finance Initiative as a prime candidate for transit-oriented mixed-use redevelopment, including hospitality, affordable housing, and ground-floor commercial uses.⁸ Brownfields assessment funding will address environmental barriers typical of historic structures and allow the Town to advance reuse planning that positions downtown Norlina as a functional gateway for rail passengers and a **complementary service and housing hub for workers and visitors associated with Triangle North Warren.**

f. Outcomes and Benefits of Reuse Strategy

Mixed-use commercial and residential redevelopment of Henderson’s brownfield sites will directly support the planned Henderson S-Line Mobility Hub by concentrating housing, employment, and services within walking distance of future passenger rail. Brownfields assessment will remove environmental uncertainties that currently limit transit-oriented development and private investment near the proposed hub. Redevelopment will expand affordable and workforce housing options while creating space for small businesses and services needed to support increased ridership and economic activity. These improvements will strengthen Henderson’s role as a regional transportation node and improve access to jobs, education, and healthcare for residents. Together, the S-Line Mobility Hub and mixed-use brownfields redevelopment will also support the future Triangle North–Vance mega site by providing the housing, amenities, and multimodal connectivity necessary to attract and sustain major employers.

In Oxford, cleanup of the 220 Cherry Street site will enable infill redevelopment that supports Triangle North Granville by expanding the supply of workforce housing and small commercial space near the downtown core. Redevelopment of this rail-adjacent property will help retain workers locally, reduce commuting burdens, and strengthen Oxford’s tax base while supporting small business growth. Reuse strategies also create opportunities for public gathering space, improved walkability, and green infrastructure, aligning economic growth with community health and resilience goals identified in local downtown plans.

As stated previously, connecting Norlina to the S-Line will be Warren County’s largest economic catalyst since the 1800s, driving growth across the target area and region. In addition to economic benefits, an S-Line mobility hub will offer essential public transportation and walkable amenities that will reduce greenhouse gas emissions. Current TOD designs also include pedestrian connections, a park, and community gathering spaces as part of the station’s development. Reuse of brownfields along our I-85 and US-1 highways will help recruit businesses and jobs to this area by removing blight while reutilizing sites with easy access and high visibility. Additionally, all of our projects in our target areas promote the use of existing sites and infrastructure, which reduces the addition of impervious areas that come with building on new sites, which in turn reduces the chances of flooding resulting from extreme weather events.

g. Resources Needed for Site Reuse

As a regional COG, KTCOG is eligible for, has received, and is likely to receive further funding from a variety of sources as a result of our grant activities. Assessment activities conducted with this grant will reduce development risk and position additional sites for additional funding through EPA Brownfields Cleanup and Revolving Loan programs, HUD Community Development Block Grants, and Golden LEAF Foundation investments in tobacco-impacted communities. All these sources provide grants that will assist with the reuse strategy of our priority sites. In addition, rail adjacent sites will be eligible for not only NC Railroad Company’s (NCRR’s) brownfield grants (for assessment, cleanup and redevelopment activities) but for Build Ready Sites grants and NCRR Invest grants, that fund tasks like rail construction, rail spurs, and site grading and engineering. **Advancing site readiness along key transportation corridors that support the Triangle North Business parks strengthens our case for additional NCDOT investments for S-Line rail infrastructure. Communities such as Roxboro, Oxford, Norlina, Henderson, and Louisburg will be better positioned to attract ancillary development that supports industrial growth across the Triangle North parks.** Finally, by formally integrating brownfields assessment activities into the region’s CEDS, the

⁸ UNC School of Government, Development Finance Initiative. Hotel Norlina Redevelopment Feasibility Study, 2023.

KTCOG can ensure that federal assessment funds directly stimulate a coordinated pipeline of additional funds that support the reuse strategies at our priority sites and in our target areas.

h. Use of Existing Infrastructure

Our priority sites are former industrial and commercial properties that already benefit from substantial existing infrastructure, reducing redevelopment costs and accelerating reuse. Across the Target Areas in Oxford, Henderson, and Norlina, these sites are served by established municipal water and sewer systems, electricity, natural gas, private telecommunications, and high-speed internet, well positioning them for near-term redevelopment without the need for major infrastructure extensions. These sites are also located along existing roadway corridors and near historic rail infrastructure, further enhancing their suitability for reinvestment tied to regional economic initiatives.

(2) COMMUNITY NEED AND COMMUNITY ENGAGEMENT

Community Need

a. The Community’s Need for Funding

Henderson, Oxford, and Norlina represent some of the smallest (below 15,000) and lowest-income communities in the region. According to the 2023 ACS 5-Year Estimates, Henderson (population 14,922) has a median household income of \$38,780 well below the North Carolina median of \$69,904. Oxford (population 8,897) reports a median household income of \$48,135. Conditions are most acute in Norlina, which has a population of just 920 residents and a median household income of \$34,659. Individually, these communities lack the fiscal capacity and staffing to independently assess brownfield sites or advance redevelopment planning; collectively, however, a coalition approach allows them to pool resources, share technical expertise, and implement a comprehensive, region-wide strategy for assessment and reuse. By coordinating assessments across multiple distressed jurisdictions, this grant will generate greater cumulative impact, reduce duplication of effort, and create a pipeline of site-ready properties that can leverage additional remediation, site-readiness, transportation, and transit-oriented development funding, including NCDOT investments along the S-Line rail corridor, thereby accelerating brownfields reuse and long-term economic recovery.

b. Health or Welfare of Sensitive Populations

Our sensitive populations consist of children and older adults, populations that are particularly vulnerable to environmental contamination and its associated health impacts (respiratory, neurological, and developmental impacts). Exposure risks to these populations are increased because they are concentrated near our legacy industrial and commercial sites. These health threats are exacerbated by the welfare issues associated with the low incomes of our sensitive populations.

Target Area(s)	% Poverty (S1701)	% Children under 5 (s0101)	% Children under 18 (s0101)	% Adults over 65 (s0101)	% Uninsured (s2701)	% Disability Status (S1810)
Oxford	25%	6%	23%	24%	11%	16%
Henderson	27%	8%	26%	18%	14%	22%
Norlina	17%	1%	17%	24%	11%	26%
<i>North Carolina</i>	<i>13%</i>	<i>6%</i>	<i>22%</i>	<i>17%</i>	<i>10%</i>	<i>13%</i>

The combined **341 N. Chestnut Street/155 W. Andrews Avenue** site presents confirmed and suspected contamination from dry-cleaning solvents, volatile organic compounds (VOCs), and petroleum-related compounds, where certain chlorinated solvents have been linked to elevated cancer risk and adverse birth outcomes⁹. Similarly, in Oxford, children account for 23.4% of the population and 23.6% of residents are age 65 or older, reflecting a substantial overlap of age-based vulnerability and economic constraint. At **220 Cherry Street**, suspected contaminants include petroleum hydrocarbons, PAHs, metals, ACMs, and LBP. Exposure to these contaminants can exacerbate asthma and other respiratory conditions, particularly among children and older adults, and is also associated with increased cancer risk

⁹ Roselle De Guzman and Joan Schiller, “Air Pollution and Its Impact on Cancer Incidence, Cancer Care and Cancer Outcomes,” *BMJ Oncology* 4, no. 1 (2025): e000535, <https://pmc.ncbi.nlm.nih.gov/articles/PMC11956401/> (accessed Dec. 17, 2025).

following long-term exposure and adverse birth outcomes¹⁰¹¹. Conditions are even more pronounced in Norlina, where older adults comprise 23.6% of the population and limited household incomes further constrain resilience. **Hotel Norlina** is suspected to contain asbestos-containing materials and potential underground heating oil storage tanks, posing risks of asbestos-related respiratory disease, developmental impacts in children, and increased cancer risk due to prolonged exposure. These socioeconomic conditions increase exposure risk by concentrating sensitive populations

This grant will address these issues by identifying the nature and extent of contamination at these sites, evaluating exposure pathways, and informing protective cleanup and reuse strategies. By reducing environmental threats and addressing health risks early, this grant will help protect our sensitive populations and enable redevelopment that supports healthier living conditions and improves the welfare (economic standing) of the communities. Finally, this grant will directly address the issues highlighted by NCDOT and their TOD study, enhancing the region's chance of an S-Line stop(s), already identified to be one of the regions biggest economic drivers since the 1800s agricultural boom

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

In Granville and Vance Counties, where two of the coalition's target areas are located, cancer is the leading cause of death with age adjusted mortality rates of 170.3 deaths per 100,000 people in Granville County and 199.2 deaths per 100,000 in Vance County.¹² Both of these exceed typical statewide cancer mortality burdens (151.1 per 100,000) and underscore disproportionate health risks for older adults, which comprise a significant share of the population in both Henderson and Oxford. Birth defect prevalence in Vance County consistently exceeds statewide averages. Between 2018 and 2022, NC's overall birth defect prevalence declined by 7.3% while Vance County's rates moved higher nearly every year and reached 374 cases per 10,000 births in 2022¹³. In Warren County, incidences of cancer, asthma, and heart disease exceed both state and national averages, with cancer deaths occurring at rates 5.1% higher than NC's average¹⁴. Nearly one quarter of Norlina's residents (24.8%) live with a disability, placing the community in the 95th percentile statewide, while asthma ranks above the 80th percentile nationally and statewide¹⁵. Together these indicators demonstrate that sensitive populations in the Target Areas experience greater than normal burden of chronic and adverse health conditions.

By using this grant to identify soil, groundwater, vapor intrusion potential, and hazardous building materials, local governments and developers will be able to design reuse strategies that reduce, mitigate, and/or eliminate exposure risks rather than perpetuate them. Results will directly inform protective cleanup actions and health-conscious reuse planning, including removal or encapsulation of hazardous building materials, mitigation of vapor intrusion pathways, and remediation of contaminated soils prior to redevelopment. These actions reduce airborne and contact-based exposure that disproportionately affect children with asthma, older adults with chronic respiratory or cardiovascular disease, and pregnant women vulnerable to adverse birth outcomes. In Oxford and Henderson, reusing former industrial/commercial sites as workforce housing, mixed-uses, and neighborhood-serving commercial space will replace deteriorated structures with safe, code-compliant buildings that improve indoor air quality and reduce environmental stressors in residential areas. In Norlina, assessment of the Hotel Norlina will support reuse strategies that eliminate unmanaged exposure risks from ACM, LBP, and potential petroleum impacts while transforming a long-vacant structure into an active, monitored use aligned with transit-oriented development near the future S-Line station.

¹⁰ Toxicological Profile for Polycyclic Aromatic Hydrocarbons (PAHs) (TP-69). Agency for Toxic Substances and Disease Registry, U.S. Department of Health and Human Services, 1995, <https://www.atsdr.cdc.gov/toxprofiles/tp69.pdf>

¹¹ Public Health Statement for Asbestos. Agency for Toxic Substances and Disease Registry, U.S. Department of Health and Human Services, Centers for Disease Control and Prevention, <https://www.n.cdc.gov/TSP/PHS/PHS.aspx?phsId=28&toxId=4> (accessed Dec. 17, 2025).

¹² Granville-Vance 2021 Community Health Assessment. Granville Vance Public Health, North Carolina Division of Public Health, N.C. Department of Health and Human Services, 2021, <https://schs.dph.ncdhhs.gov/units/ldas/cha2021/Granville-Vance2021-CHA.pdf> (accessed Dec. 17, 2025).

¹³ North Carolina Department of Health and Human Services, "Birth Defect Rates," NC Maternal and Infant Health Data Dashboard, accessed [insert date], <https://www.dph.ncdhhs.gov/programs/title-v-maternal-and-child-health-block-grant/nc-maternal-and-infant-health-data-dashboard/birth-defect-rates>

¹⁴ schs.dph.ncdhhs.gov/schs/CCR/cp2020/Warren.pdf

¹⁵ www.countyhealthrankings.org/health-data/north-carolina/warren?year=2024

d. Economically Impoverished/Disproportionately Impacted Populations

The median household incomes of Henderson (\$38,780), Oxford (48,135) and Norlina (\$34,659) are well below the NC median of \$69,904, making them some of NC’s most economically impoverished communities. In Henderson, more than 27.4 percent of residents live in poverty, and 36.0 percent of families with children fall below the federal poverty level, reflecting limited household resources and a constrained local tax base. Oxford has a poverty rate of 25.3 percent with 43.4 percent of families with children live in poverty, indicating persistent intergenerational economic hardship. Conditions are most severe in Norlina, where 41.1 percent of households receive SNAP benefits, underscoring deep economic vulnerability. Our reuse strategies will prioritize workforce and affordable housing, mixed-use development, and neighborhood-serving commercial space, which will directly benefit economically impoverished populations by improving housing quality and reducing cost burdens. **Replacing aging structures with code-compliant buildings that meet modern indoor air quality and energy standards address threats and reduce exposure to mold, particulates, VOCs, ACM and LBP.** Reuse of the Hotel Norlina will remove unmanaged ACM and LBP from a building currently accessible to the public and create active uses near the potential S-Line station, improving safety and access without displacing residents. Across all target areas, redevelopment near employment centers and transit reduces transportation costs—an important factor given that fewer than half of working-age adults in the region earn a family-sustaining wage—freeing income for healthcare, nutrition, etc. Collectively, these reuse strategies transform sites that currently exacerbate health and economic vulnerability into assets that reduce exposure, stabilize households, and improve long-term health outcomes for economically impoverished populations.

Community Engagement

e. – f. Project Involvement and Project Roles

The following partners will collaborate on this grant in order to reach target areas, communities , and our residents.

Partner	Point of Contact	Specific Project Roles
KTCOG	Diane Cox Executive Director dcox@kerrtarcog.org	Project Manager leading coordination between all five counties within the Region. Will provide guidance on reuse options, contact developers, disseminate information to coalition members, and coordinate community engagement activities
Working Landscapes	Carla Norwood Executive Director carla@workinglandscapesnc.org	Liaison for community stakeholders providing insight on community needs, site selection, and site reuse
Warren County	McKinley Perkinson Economic Development Director mckinleyperkinson@warrencountync.gov 252-257-3037 ext. 1314	Will identify local sites, support engagement with property owners and residents, assistance with community outreach activities, and aligning sites with local redevelopment/reuse strategies.
Town of Norlina	Blaine Reese Director of Operations blaine@townofnorlina.com	Will support the coalition with site identification, consult with landowners, disseminate information to residents, lead public presentations as the community considers reuse options.
Granville County	Charla Duncan Economic Development Director Charla.duncan@granvillecounty.org 919-693-5911	Will assist with community outreach in Oxford, provide and solicit reuse options, recruit developers, and disseminate information to other property owners.
Vance County	Frankie Nobles Special Projects Manager Fnobles@Vancecounty.org 252-738-2005	Will identify local sites, support engagement with property owners and residents, assistance with community outreach activities, and aligning sites with local strategies.
City of Henderson	Tracy Madigan Downtown Development Manager/Main Street Director tracymadigan@henderson.nc.gov	Represents property owners of Downtown Henderson and will help coordinate community information sessions, identify potential sites, engage with landowners, and ensure site reuses are aligned with local planning strategies.

Person County	Brandy Lynch Director 336-597-1752 blynch@personcountync.gov	Will identify local sites, support engagement with property owners and residents, assistance with community outreach activities, and aligning sites with local strategies.
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g. Incorporating Community Input

KTCOG has a long, successful history of community engagement throughout the region, as demonstrated by our *Innovate 2024 Regional Summits* and *Ignite 2025*. Project progress will be communicated at these regional convenings, semi-annual Project Partner meetings and through regional newsletters, KTCOG and member jurisdiction websites, social media, and local meetings held in project locations. This will ensure consistent access to information for both local governments and community partners. To reduce barriers to participation, KTCOG will provide alternatives to in-person engagement, including virtual meetings, recorded presentations, email updates, online surveys, and digital comment forms on websites. Printed materials and meeting summaries will also be made available at public locations such as libraries, community centers, and municipal offices to reach residents with limited internet access.

KTCOG will meaningfully solicit, document, and respond to community input throughout the project lifecycle. Feedback received through meetings, surveys, and direct outreach will be reviewed alongside technical and regulatory considerations and used to inform site prioritization, assessment scope, and redevelopment planning. KTCOG will provide clear follow-up communication, including written summaries and public responses, to explain how community input was considered and how it influenced project decisions. This iterative feedback process ensures transparency, accountability, and continued community trust. By combining multi-channel communication and consistent update schedules, KTCOG ensures that residents, businesses, and public officials remain active participants in shaping the region’s redevelopment and economic future. Additionally, KTCOG has partnered with **Working Landscapes, a trusted community-based organization** with deep roots in the Kerr Tar region, will play a critical role by leading community engagement and workforce focused reuse planning. This will ensure that residents, small businesses, and land-based entrepreneurs meaningfully participate in site prioritization and reuse discussions.

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

Project Implementation, Anticipated Project Schedule, Task/Activity Lead, and Outputs

Task 1: Programmatic and Reporting
i. Project Implementation - KTCOG’s Project Manager, with support from the Project Director and its selected contractor, will oversee the grant management and compliance with EPA award terms and conditions. The Project Manager will ensure that all tasks on completed on time and within budget and will oversee all coordination and final work products from the QEP. The QEP will be responsible for organizing monthly team meetings, preparing quarterly reports, updating ACRES reporting software, and final grant closure reporting documentation. The Project Manger and Project Director will review and approve all work products. Additionally, 3 coalition members will participate in both regional and national brownfields conferences and workshops.
ii. Anticipated Schedule - Throughout the grant cycle on the schedule outlined above.
iii. Task Lead - Coalition Lead, Diane Cox, and the Project Manager, Desiree Brooks; assistance from the QEP.
iv. Outputs – 48 Team Meetings, 16 Quarterly Reports, 48 monthly ACRES reports, and 1 Closure Report.
Task 2: Public Involvement
i. Project Implementation - Anticipated activities include 12 Project Partner meetings (minimum), 4 public outreach sessions (minimum) conducted annually, many one-on-one and/or small group sessions, distribution of approximately 1,000 project flyer/factsheets, 5-6 semi-annual newsletters, and a project website. These activities will relate to both priority and the non-priority sites in our target areas and will not require non-EPA grant resources.
ii. Anticipated Schedule: Throughout the grant cycle on the schedule outlined above.

iii. Task Lead: Coalition Lead Diane Cox with assistance from our chosen consultant.
iv. Outputs: Community involvement plan, 12 Project Partner meetings, at least 4 community meetings, and project flyer/factsheet, and a project website.
Task 3: Environmental Site Assessments (ESAs)
i. Project Implementation - Complete 36 Phase I ESAs on eligible sites in accordance with ASTM 1527-05/21 and 40 CFR Part 312 (3 on priority sites and 33 on non-priority sites). Complete 15 Phase II ESAs in accordance with ASTM 1903-11 (3 on priority sites and 12 on non-priority sites). Before initiation of a Phase II ESA, Quality Assurance Project Plans (QAPPs) will be submitted to EPA and NCDEQ for review and approval. QAPPs will relate to both priority and the non-priority sites. Task 2 activities will not require non-EPA grant resources.
ii. Anticipated Schedule: 36 Phase I ESAs completed by month 24 with 15 Phase II ESAs completed between months 16 and 36.
iii. Task Lead: Our chosen consultant as they have the required expertise to conduct these activities. Diane Cox will be closely involved in oversight and review.
iv. Outputs: 36 Phase I & 15 II ESAs; # of sites in the NC Brownfields Program.
Task 4: Cleanup and Reuse Planning (CUP)
i. Project Implementation – We anticipate 5 Analysis of Brownfields Cleanup Alternatives (ABCA) or other equivalent document will be prepared for sites needing cleanup to include cleanup costs. We anticipate 5 asbestos/LBP removal designs to be prepared and 8 property condition assessments as buildings are evaluating and put back into reuse. We will create reuse plans for the targeted properties, potentially using charrettes or visioning sessions at community meetings. We will assist developers with negotiating brownfield agreements. The remaining portions of our budget will be used for reuse planning efforts. The type and scope of these efforts will depend on the sites and expertise needed.
ii. Anticipated Schedule: To be completed between months 24 and 48.
iii. Task Lead: Our chosen consultant as they will have the required expertise to conduct these activities. Diane Cox will be closely involved in oversight and review.
iv. Outputs: 5 ABCAs completed; 5 of asbestos/LBP designs; 8 PCAs completed; 6 reuse/concept plans; 1 market study, and # of remedial or mitigation measures implemented.

e. Cost Estimates

Budget Category	Project Tasks				
	Programmatic	P.I.	ESAs	CUP	Total
Personnel	\$34,560.00	\$34,560.00	\$32,256.00	\$34,560.00	\$135,936.00
Fringe Ben	\$15,739.73	\$15,739.73	\$14,690.41	\$15,739.73	\$61,909.60
Travel	\$15,000.00				\$15,000.00
Supplies		\$2,000.00			\$2,000.00
Contractual	\$33,120.00	\$27,335.00	\$753,536.00	\$400,000.00	\$1,213,991.00
Total Direct	\$98,419.73	\$79,634.73	\$800,482.41	\$450,299.73	\$1,428,836.60
Total Indirect	\$24,771.61	\$24,771.61	\$21,620.18*	<i>Removed**</i>	\$71,163.40
Grand TOTAL	\$123,191.34	\$104,406.34	\$822,102.58	\$450,299.73	\$1,500,000.00
% of Budget	8.2%	7.0%	54.8%	30.0%	100%

*reduced, subject to 5% administration cap

***removed, subject to 5% administration cap*

Task 1 – Programmatic Project Management:

Personnel: Average of 15 hours of staff time per month for 48 months @ \$48/hr = **\$34,560**

Fringe: 45.5432% fringe rate x Personnel Total (\$34,560) = \$15,739.73

Travel: 2 Staff attend 3 regional workshops @ \$750/person; 2 staff attend 3 national workshops @\$1,750/person = **\$15,000.**

Contractual: 48 project team meetings (1hr @ \$185/hr); preparation of 16 quarterly reports (2 hr @\$185/hr); preparation of 48 monthly ACRES reports (1.5hr @ 185/hr); 1 closure report (lump sum \$5,000) = **\$33,120**

Indirect: 49.248% federal indirect rate x Personnel & Fringe total = \$24,771.61

Task 2 – Public Involvement

Personnel: Average of 15 hours of staff time per month for 48 months @ \$48/hr = **\$34,560**

Fringe: 45.5432% fringe rate x Personnel Total (\$34,560) = **\$15,739.73**

Supplies: Printing costs, meeting supplies, and technology costs for Project Partner and public meetings = **\$2,000.**

Contractual: Website development (23 hours @ \$185 & 4 hours @ \$205); creation of and materials for 1 community involvement plan (14 hours @\$185 & 2 hours at \$205); 12 Project Partner Meetings (48 hours @ \$185); preparation/presentation for 4 community input meetings (24 hours @ \$185); \$1,500 for travel expenses; and meetings with residents, property owners, and purchasers to discuss the benefits of the project (24 hours @ \$185) = **\$27,335.**

Indirect: 49.248% federal indirect rate x Personnel & Fringe total = **\$24,771.61.**

Task 3 – Environmental Site Assessments and Characterization

Personnel: Average of 14 hours of staff time per month for 48 months @ \$48/hr = **\$32,256**

Fringe: 45.5432% fringe rate x Personnel Total (\$34,560) = **\$14,690.41**

Contractual: 36 Phase I ESAs at \$3,750 each; 1 Generic QAPP at \$5,000; 30 SAPs at \$3,500 each; 15 Phase II ESAs (many including asbestos and LBP testing) at \$33,000 each; 16 HASPs at \$750 each; and \$1,536 for miscellaneous expenses = **\$753,536.**

Indirect: 49.248% federal indirect rate x Personnel & Fringe total = **\$21,620.18*** (*subject to indirect cap*)

Task 4 - Cleanup and Reuse Planning:

Personnel: Average of 15 hours of staff time per month for 48 months @ \$48/hr = **\$34,560**

Fringe: 45.5432% fringe rate x Personnel Total (\$34,560) = **\$15,739.73.**

Contractual: 5 asbestos/LBP designs @ \$7,000 each; 8 PCAs @ \$14,000 each; 5 ABCAs at \$5,000 each; 6 reuse plans at \$18,000 each; 4 market studies at \$10,000 each; and 2 area wide plans at \$40,000 each = **\$400,000**

f. Plan to Measure and Evaluate Environmental Progress and Results

Progress will be tracked, measured, and reported by Diane Cox using EPA's Assessment, Cleanup, and Redevelopment Exchange System (ACRES). She will evaluate progress at least monthly in conjunction with our chosen contractor to ensure that we are achieving our outputs, results, and eventual outcomes and that funds are expended in a timely and efficient manner. This includes timely scheduling and completion of public outreach activities, completion of Phase I ESAs by month 24, Phase II ESAs completed by month 36, and ABCAs, PCAs and reuse planning completed between months 24-48. Diane will communicate frequently with the EPA Project Manager and submit quarterly reports to EPA, which will also be a mechanism to measure/track results.

(4) PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

Programmatic Capability

a. - c. Organizational Capacity, Organization Structure, Description of Key Staff

KTCOG is uniquely positioned to lead and EPA Brownfields Grant because of our longstanding role as the region's intergovernmental coordination hub. Our staff already manage complex federal and state programs in economic and community development, aging, transportation, planning, and workforce development that have made us experts at convening stakeholders and coordination among various municipalities with a myriad of priorities. Diane Cox, Executive Director, will serve as the Authorized Representative, providing direction and oversight to the grant. Diane has been the Executive Director of the KTCOG and the Kerr Tar Regional Economic Development Corporation since 2007. Prior to her tenure here, Diane spent a decade working in transportation to include roles with NC Division of Health and Human Services and as Executive Director of Kerr Area Transportation Authority in Henderson, NC. She

holds a B.S. in Business Administration and is a graduate of the UNC School of Government County Administration program. Katie Conner, Finance Director, has worked in the Finance Department since 2016 and was appointed as the Finance Director for the COG in 2025. She graduated from Longwood University with B.S. in Business Administration and holds an associate’s degree in accounting. Katie will handle ASAP drawdowns and accounting of the EPA Grant. Desiree Brooks, Community and Economic Development Manager, will provide with day-to-day project management activities and provide economic development input to the Brownfields Steering Committee. She graduated from East Carolina University with a Bachelor of Science Degree in Business Management.

d. Acquiring Additional Resources

KTCOG will procure a consultant that has expertise in all aspects of brownfield assessment, cleanup and reuse, grant management and reporting. They will be selected prior to grant start up in accordance with the KTCOG’s standard procurement process and the procurement procedures contained in 2 CFR 200 and 2 CFR Part 1500. Ms. Cox has successfully secured consultants in the past in accordance with these procedures. To provide this opportunity in a meaningful and equitable way, each county will post this opportunity on their website. It will also be posted in the NC Vendor Registry, the NC Department of Administration Historically Underutilized Businesses webpage, and the NC Interactive Purchasing System. We will also work with each county, municipality, and target area to ensure that local firms are given opportunities to work on these projects. Our project webpage will also include an area where firms working on this project (i.e. consultant, drillers, laboratories, surveyors, removal contractors) can post job openings. Our project website will be linked to each county and municipal website.

Past Performance and Accomplishments

g. Has not received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Financial Assistance Agreements

(1) Purpose and Accomplishments

<u>Awarding Agency</u>	<u>Award Total</u>	<u>Funding Purpose</u>	<u>Outcomes</u>
U.S. Economic Development Administration	\$350,000	CEDS Development and implementation for the Kerr-tar Region	Completion of the 2023-2027 Regional CEDS. Implementation projects completed include: a regional tourism marketing plan, planning and hosting regional training events focused on downtown/main street development and workforce development and supporting small business and entrepreneurial development with a small business loan program.
N.C. Housing Finance Agency	\$264,000	Assist very-low/low-income homeowners with urgent repairs in Franklin, Granville, Person, Vance, and Warren Counties	Completed urgent repairs including new roofs, new HVAC systems and electrical repairs to 24 homes throughout the region
NCOSBM/NC Association of Regional Councils of Government	\$331,250	Build regional capacity and provide assistance to local governments in recovery, mitigation and resiliency planning	Completed a regional emergency shelter and facilities needs assessment. Identified funding opportunities and prepared grant application to support critical shelter infrastructure needs

(2) Compliance with Grant Requirements

For the projects listed above, all applicable reporting, design documentation, inspections, and deliverables were submitted in a timely manner and approved by the funding and regulatory agencies listed.

Threshold Criteria for Assessment Grants

1. Eligibility of Lead and Non-Lead Coalition Members

The Kerr-Tar Regional Council of Governments is a unit of local government eligible to receive funding under this Assessment Coalition Grant. Included as an attachment you can find the NC Council of Governments Statutory Authority that confirms as such. KTCOG is **not** exempt from Federal Taxation under section 501(c)(4) of the Internal Revenue Code. Vance County and the Town of Norlina are the non-lead members for this application. Because both non-lead members are listed as General-Purpose Units of Local Government, they are both eligible to receive this EPA Coalition Assessment Grant.

2. The Target Areas for

The target area for KTCOG, Vance County, and Town of Norlina are **Oxford, Henderson, and Town of Norlina** respectively. A description of our target areas are provided in the Applicant Information Sheet.

3. Non-Lead Members(s) that Never Received an EPA MARC Grant

Neither KTCOG, Vance County, or Town of Norlina have ever been the recipients of a previous EPA Brownfields, Multipurpose, Assessment, Revolving Loan Fund, or Cleanup (MARC) grant.

4. Legal Authority to Expend Grant Funds on Behalf of Non-Lead Coalition Members

The Kerr-Tar Regional Council of Governments has the legal authority to expend grant funds on behalf of Vance County and the Town of Norlina to conduct the proposed grant activities

5. Coalition Agreement

Each non-lead member has submitted a signed letter to KTCOG in which they have agreed to be a part of the coalition. These signed letters are included as an **attachment** with our application.

6. Community Involvement

KTCOG has a strong track record of regional community engagement, demonstrated through initiatives such as Innovate 2024 and Ignite 2025. Project updates will be shared through regional convenings, semi-annual partner meetings, newsletters, websites, social media, and local meetings to ensure broad and consistent access to information. To reduce barriers to participation, KTCOG will offer multiple engagement formats, including virtual options, online tools, and printed materials placed in public locations to reach residents with limited internet access.

Each county and participating municipality will designate a representative to serve as a liaison between residents, local governments, and the project partners implementing this grant. These liaisons will gather community input, communicate local priorities and concerns to the project team, and help ensure that project information, decisions, and progress updates are communicated back to residents through trusted local channels. Community input will be actively solicited, documented, and incorporated into site prioritization, assessment activities, and reuse planning, with clear follow-up communication explaining how feedback informed project decisions. KTCOG will also partner with Working Landscapes, a trusted community-based organization, to lead inclusive, workforce-focused engagement and ensure meaningful participation by residents, small businesses, and land-based entrepreneurs throughout the project lifecycle.

7. Expenditure of Existing Grant Funds

None of the coalition members have an open EPA Brownfields Assessment Grant or Multipurpose Grant.

8. Contractors and Named Subrecipients

Not Applicable. KTCOG will procure its consultant and contractor in compliance with 2 CFR Part 200, 2 CFR Part 1500, and/or 40 CFR Part 33.