



## APPLICANT INFORMATION SHEET

### Town of Siler City FY26 Brownfields Assessment Coalition Grant

#### 1. Applicant Identification:

Town of Siler City  
P.O Box 769  
Siler City, NC 27344

#### 2. Website URL(s):

Town of Siler City: <https://www.silercity.org/>  
Town of Pittsboro: <https://pittsboronc.gov/>  
Town of Goldston: <https://townofgoldston.gov/>

#### 3. Funding Requested:

- a. Assessment Grant Type: Assessment Coalition
- b. Federal Funds Requested: \$1,372,878.66

#### 4. Location:

*Nonlead Member:* Town of Pittsboro  
*Address:* 287 East Steet, Suite 221  
Pittsboro, NC 27312

*Nonlead Member:* Town of Goldston  
*Address:* 40 Coral Avenue  
Goldston, NC 27252

*Geographic Boundaries:* Geographic boundaries served under this grant application include the municipal boundaries of Siler City, Pittsboro, and Goldston, North Carolina and their respective industrial transportation corridors that connect them to include U.S. 421, U.S 64, and U.S. 501. The non-lead members on this application include Town of Pittsboro and the Town of Goldston.

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

- a. Town of Siler City (Lead Coalition Member)
  - i. Target Area: Siler City Downtown Industrial corridor between Norfolk Southern railway and eastward to 2<sup>nd</sup> Avenue.
  - ii. Census Tract: Chatham County 204.02
  - iii. Priority Site Address: 117 W 2<sup>nd</sup> St., Siler City, NC (former Friendly Cleaners)
- b. Town of Pittsboro (Non-lead Member)



- i. Target Area: U.S. 501 Corridor within municipal boundaries of Pittsboro
- ii. Census Tracts: Chatham County 208.01 & 208.03
- iii. Priority Site Address: 1755 Hillsboro Street (US 15-501)
- c. Town of Goldston (non-lead member)
  - i. Target Area: U.S. 421 Corridor within Goldston municipal boundaries
  - ii. Census Tract: Chatham County Tract 206
  - iii. Priority Site Address: 13415 U.S. 421 South (Parcel 0062615)

**6. Contacts**

- a. Project Director: Tim Garner  
 Phone Number: 919-726-8628  
 Email: tgarner@silercity.gov  
 Mailing Address: PO Box 769, Siler City, NC 27344
- b. Chief Executive Officer: Jack Meadows  
 Phone Number: 919-726-8627  
 Email: jmeadows@silercity.gov  
 Mailing Address: PO Box 769, Siler City, NC 27344

**7. Population:**

- a. Siler City, North Carolina: 7,905
- b. Town of Pittsboro, North Carolina: 4,640
- c. Town of Goldston, North Carolina: 367

**8. Other Factors:**

<b>Other Factors</b>	<b>Page #</b>
Community Population is 15,000 or less	6
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	N/A
The priority site is impacted by mine-scared 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).	3
The priority site(s) is in a federally designated floodplain.	N/A
The reuse of the priority site(s) will incorporate energy efficiency measures	5
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 8, 2026

JOSH STEIN

*Governor*

D. REID WILSON

*Secretary*

MICHAEL SCOTT

*Director*

Jack Meadows  
City Town Manager  
Town of Siler City  
311 North Second Avenue  
Siler City, NC 27344  
[jmeadows@silercity.gov](mailto:jmeadows@silercity.gov)

Re: U.S. EPA Brownfields Coalition Assessment Grant – Town of Siler City

Dear Mr. Meadows,

The North Carolina Department of Environmental Quality (DEQ) Brownfields Redevelopment Section (BRS) acknowledges and supports the Town of Siler City's application for a U.S. EPA Brownfields Coalition Assessment Grant. We understand that your grant will focus on the Town of Siler City, Town of Pittsboro, and the Town of Goldston. The grant will focus on Former Friendly Cleaners in Siler City, the Hydro Tube South site in Pittsboro, and at 13415 U.S. 421 South in Goldston. 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 Town of Siler City 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

### c. Coalition Members

The **Town of Pittsboro** (Pittsboro) and the **Town of Goldston** (Goldston) are the Non-Lead Members within this coalition and are identified as units of local government eligible under this grant. Goldston is an extremely small town with a total population of 367 individuals and covers only 0.8 square miles. Operating under a severely limited tax base, Goldston lacks the staffing, financial, and institutional capacity to apply for, let alone manage, a multi-year environmental program by itself. While Pittsboro's population is larger than Goldston (4,989, according to the 2023 ACS 5-Year estimates), its still classified as a small town/rural community and is far smaller than comparison brownfields grant recipients which often have dedicated grant writing and brownfields staff. Neither town has prior Brownfields experience, administrative infrastructure to manage a grant, or the financial resources to address their brownfield sites.

### d. Overview of Brownfields Challenges and Description of Target Areas

The geographic boundaries of this grant begins at **Siler City's, the lead member of this coalition**, industrial districts along U.S. 421, U.S. 501, and the Norfolk Southern rail alignment, extending east along U.S. 64 toward Pittsboro's established commercial and mixed-use zones. The coalition boundary continues southward to include the Town of Goldston, whose historic town center and rail-adjacent industrial parcels lie also along the Norfolk Southern rail corridor.

Siler City, Pittsboro and Goldston form a tight-knit triangle sometimes referred to as the "Bermuda Triangle" of western Chatham County. Despite their proximity to NC's Research Triangle, these communities face persistent brownfields challenges rooted in historical industrial disinvestment, compounded by modern development pressures. Regional analysis by the Central Pines Regional Council characterizes this area as experiencing "hidden distress", in which communities adjacent to high growth metropolitan regions absorb workforce housing demand, development pressure, and aging industrial land uses without proportional reinvestment or fiscal capacity<sup>1</sup>. This imbalance has left many legacy commercial and industrial sites that have become environmentally uncertain and economically stagnant even as market demand intensifies around them.

For more than a century, transportation corridors including U.S. 64, U.S. 421, U.S. 501, and the Norfolk Southern rail line served as the economic backbone for our coalition communities. These transportation routes connected agricultural producers, textile mills, furniture manufacturers, poultry processors, and small machine shops to regional and national markets. However, beginning in the 1980's globalization, automation, and industry consolidation led to widespread facility closures and long-term industrial decline. As manufacturing and agricultural processing contracted statewide, these same corridors transitioned from engines of prosperity into concentrations of vacant, underutilized, and potential contaminated properties, classic brownfield sites.

These legacy conditions now represent a barrier to private investment for western Chatham County. In Siler City, the closure of major employers, including the Townsend poultry processing plant that eliminated more than 1,000 jobs in 2011<sup>2</sup>, left large, aging industrial sites that remain difficult to finance or redevelop due to unknown environmental conditions. Pittsboro's growth has been hindered by the many older commercial and industrial parcels that remain constrained by legacy uses such as gas stations, auto repair shops, dry cleaners, and manufacturing facilities with a higher likelihood of petroleum releases,

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<sup>1</sup> Central Pines Regional Council. Hidden Distress in North Carolina's Tier System. 2023.

<sup>2</sup> "1,000 lose jobs as Townsend plant in Siler City closes." <https://www.wral.com/news/local/story/9359828>

asbestos containing materials (ACM), and unknown underground storage tanks. In Goldston, investment barriers are compounded by the town's extremely small population and historic dependence on rail-served industry, where aging, rail-adjacent properties associated with fertilizer storage, grain handling, and warehousing present risks that far exceed local fiscal capacity. Together, these conditions demonstrate that despite location or market demand, environmental uncertainty is the primary barrier to private reinvestment.

In Siler City, the lead coalition member, the **Target Area encompasses the downtown industrial corridor extending from the Norfolk Southern railroad eastward to 2nd Avenue**. This area historically supported rail-dependent manufacturing, historic dry cleaners, warehousing, and light industrial uses and contains a concentration of vacant and underutilized buildings embedded within the town's walkable core. While the corridor benefits from direct rail access, proximity to U.S. 421, and adjacency to downtown commercial activity, legacy industrial land uses and suspected environmental contamination continue to limit redevelopment and discourage private investment without publicly supported assessment.

In Pittsboro, the **Target Area is concentrated along the U.S. 64 / U.S. 501 corridor**, which serves as the community's primary east-west and north-south connection to the Research Triangle. This corridor contains numerous older commercial and light industrial parcels characterized by auto-oriented design and legacy uses such as gas stations, auto repair facilities, dry cleaners, machine shops, and small manufacturing operations. As Pittsboro is trying to capitalize on the growth in other parts of the County and the Research Triangle, environmental uncertainty along the U.S. 64/501 corridor increasingly constrains adaptive reuse and creates a bottleneck for smart growth and infill redevelopment.

In **Goldston, the Target Area is focused along the U.S. 421** corridor as it enters and passes through town, including rail-adjacent commercial and industrial parcels near the historic downtown. The North Carolina Department of Environmental Quality (NCDEQ) Site Locator Tool has identified 7 potentially contaminated sites along this route to include various UST incidents or notices at gas stations, lumber mills, and feed mills. This corridor historically functioned as Goldston's primary economic gateway, supporting fertilizer storage, agricultural distribution, automotive services, and rail-linked warehousing located directly on Main Street. Today, aging infrastructure, historic industrial buildings, and potential contamination along the U.S. 421 corridor present redevelopment barriers that exceed the town's limited fiscal capacity, effectively sidelining private investment despite strong transportation access.

Together, these Target Areas form a cohesive, corridor-based redevelopment strategy that prioritizes environmental assessment along the transportation networks that historically enabled economic activity in Siler City, Pittsboro, and Goldston. By focusing brownfields assessment on these defined corridors, the coalition will reduce environmental risk at the locations most likely to attract private investment, support workforce housing and small-scale manufacturing, and reposition western Chatham County to serve as a cost-competitive extension of the growing Triangle region.

e. Description of Priority Brownfields Sites

Siler City has already identified at least 20 potential brownfield sites within their target area. Most of these are less than an acre, vacant, with past uses primarily being dry cleaning, auto repair and other commercial uses that supported industrial uses formerly located adjacent to the rail. The **former Friendly Cleaners, located at 117 W, 2<sup>nd</sup> Street** is the priority site planned for assessment under this grant. This single-story commercial building occupies a compact parcel contiguous to two adjoining commercial businesses and half a block from the railroad. The property is deteriorating and has been contributing visible blight to the west end of 2<sup>nd</sup> street and represents one of many underperforming assets in a downtown trying to reinvent

itself. We are concerned about the potential vapor intrusion issues this site and other former dry cleaners and solvent using operations may be causing in our downtown. This site was also selected because it is within walking distance of the under construction baseball stadium which will be home to the Old North State League collegiate baseball team coming to Siler City in the summer of 2026, allowing this assessment funding to fully leverage the economic momentum created by the stadium. This site presents a strong need for environmental assessment to evaluate subsurface conditions, identify potential residual contamination, and determine whether the building and site infrastructure pose barriers to safe redevelopment and productive reuse.

Pittsboro has identified, using NCDEQ's Site Locator Tool, 61 UST incidents, 2 hazardous waste facilities, 2 inactive hazardous sites (including our priority site) and more than 40 other potential brownfields sites (ranging from less than an acre to 126-acres), most located along U.S. 501 and U.S. 64. The 5.98-acre **Hydro Tube South** site, located on U.S. 501 (1755 Hillsboro Street) will serve as the priority site for the **Pittsboro target area**. The facility's former operations, which included metal fabrication and tube manufacturing that utilized industrial solvents in production, relied on direct highway access for material delivery and product distribution and helped shape land use along U.S. 501. Preliminary investigations conducted in 2010 identified VOCs, including trichloroethylene (TCE), tetrachloroethylene (PCE), and benzene, in both soil and groundwater beneath the former production area. Today the site remains an underutilized industrial parcel with the structure demolished with remnants of the foundation remaining. These conditions are a direct result of the fact that the environmental conditions have not been fully characterized for redevelopment and uncertainty persists regarding residual contamination beneath slabs, groundwater conditions, and potential vapor intrusion pathways for future land use. This site is a priority because these uncertainties continue to deter private investment, lending, and adaptive reuse despite the strategic location of the property.

The City of Goldston has already identified 16 parcels within its target area that could immediately use funding from this grant application. These sites include large (over 30,000 square feet) former industrial properties, historic commercial structures, automotive service parcels, and early 20<sup>th</sup> century buildings that once served Goldston's rail-oriented economy. The largest brownfield site is located at **13415 US 421 South (Parcel 0062615)** within the town's prime industrial redevelopment area and will serve as the priority site for the Goldston Target Area. This approximately 305,000 square foot industrial complex sits on more than 120 acres along the U.S. 421 freight corridor and is bordered by Cedar Creek on its north boundary. Historically used as a turpentine operation, heavy equipment repair facility, and materials storage yard, this property includes multiple expansive industrial buildings and large ponds created from historic sand or clay extraction. These uses have raised concerns about petroleum leaks, solvent use, fill material of unknown origin, and possible waste handling, especially with its close proximity to Cedar Creek that can transport contaminants downstream. This property is a priority for the Town as it represents Goldston's most significant opportunity for economic redevelopment due to its extraordinary size and strategic location within the most viable area for future industrial, warehousing and commercial employment-generating development.

f. Identifying Additional Sites

This coalition will use a transportation corridor focused and data driven site identification framework to identify additional brownfields candidates across our Target Areas. Guided by shared redevelopment and revitalization plans, the coalition will inventory properties along the U.S. 64, U.S. 421, U.S. 501, and the Norfolk Southern rail line using GIS mapping, tax records, historic land use data, and field verification to identify aging industrial and commercial parcels with a high probability of contamination. Each Target Area representative will lead community input meetings from residents, business owners, and other

stakeholders to capture sites that are experiencing blight or public safety concerns and present them. Each site will then be evaluated at semi-annual partner coalition meetings to rank and prioritize sites based on public health risk, redevelopment potential, likelihood of contamination, and alignment with local revitalization plans. This structured approach will ensure that the coalition will identify sites that advance the western Chatham County region and support the capacity-limited communities therewithin.

g. Reuse Strategy and Alignment with Revitalization Plans

Our reuse strategy of developing our priority sites into corridor-oriented reuse projects creates a coordinated, region-wide strategy for reestablishing each community as industrial and transportation assets. It supports the community priorities outlined below and aligns with the coalition’s agreed upon goal to advance economic development in the “Bermuda Triangle”. In Siler City, mixed-use redevelopment of brownfields parcels such as the former Friendly Cleaners, helps long-term community goals to bolster downtown economic vitality and reconnect the historical rail adjacent corridor to commercial activities. Siler City is identified as a strategic focus for improvement in regional corridor planning efforts such as the *Central Pines Regional Planning Organization’s Second Avenue Corridor Study*, which targets enhancements to multimodal connectivity and corridor livability that complement broader downtown revitalization objectives.<sup>3</sup> Redevelopment of the Hydro Tube South site for commercial or light industrial use directly advances the priorities outlined in Pittsboro’s *Future Land Use Plan (April 2023)*. This plan designates areas along U.S. 15-501 as Employment Mixed Use, intended for “primary employment and economic development opportunities” located along “major transportation corridors”<sup>4</sup>. Additionally, environmental assessment activities at this site and others throughout the Pittsboro Target Area will “identify and remove barriers to infill and redevelopment” in corridor served areas as suggested in this plan<sup>5</sup>. Similarly, redevelopment of 13415 U.S. 421 South in Goldston is also intended for industrial or employment-generating reuse and supports Goldston’s local planning and zoning direction that has reflected the town’s role as a freight- and industry-oriented community to restore job-producing activity on legacy industrial lands<sup>5</sup>. The site’s frontage along U.S. 421 further reinforces its redevelopment suitability and is designated by **NC Department of Transportation** as a designated freight and mobility corridor<sup>6</sup>.

h. Outcome and Benefits of Reuse Strategy

By aligning brownfields assessment and redevelopment with historic transportation corridors in Siler City, Pittsboro, and Goldston, the coalition will reduce environmental risk that currently deters private capital and unlock sites with strong access to highways, rail, and existing infrastructure. Mixed-use redevelopment in Siler City’s downtown corridor will support small businesses, increase foot traffic, and expand housing options near employment and services, strengthening the local tax base and downtown vitality. In Pittsboro and Goldston, industrial and employment-oriented reuse along U.S. 15-501 and U.S. 421 will create space for light manufacturing, flex industrial, logistics-supporting, and contractor-oriented uses that generate jobs and wages while leveraging corridor access critical to serving the growing Triangle economy. Collectively, these reuse strategies shift brownfields from liabilities to economic assets, attract private investment to communities experiencing “hidden distress,” and ensure that regional growth

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<sup>3</sup> Central Pines Regional Planning Organization. Second Avenue Corridor Study – Final Report. June 30, 2022. Prepared for the Town of Siler City, North Carolina.

<sup>4</sup> Town of Pittsboro. Pittsboro Future Land Use Plan, April 2023.

<sup>5</sup> Town of Goldston. Local zoning and economic development policies emphasizing employment uses along the U.S. 421 corridor

<sup>6</sup> North Carolina Department of Transportation. State Freight Plan and Strategic Highway Corridor designations (U.S. 421)

translates into place-based job creation, increased property values, and long-term economic resilience within western Chatham County. Additionally, these reuse plans will strengthen local resilience to extreme weather and natural disasters by replacing vacant, deteriorated properties with safer, better designed, and more adaptable development. Revitalization of existing buildings will introduce building upgrades that **reduce runoff** and the incorporation of **modern stormwater management**. In downtown Siler City, mixed-use infill strengthens walkability and access to services during disruptions, while industrial reuse in Pittsboro and Goldston preserves employment centers that can recover more quickly after storms. Finally, these priority sites will incorporate renewable energy and energy efficiency measures that are consistent with the North Carolina Building Code Council’s Energy Conservation Code which mandates high efficiency construction and allows on-site renewable energy systems such as solar installations.

i. Resources Needed for Site Reuse

Upon completion of environmental assessments, the coalition and/or its members will be eligible for (with a high likelihood to obtain) a broader package of federal, state, and private resources to advance cleanup and redevelopment of priority sites. These funding sources include EPA Brownfields Cleanup and Multipurpose Grants, HUD Community Development Block Grant (CDBG) funds, Section 108 loan guarantees for demolition and redevelopment in low- and moderate-income areas, and U.S. Economic Development Administration public works and economic adjustment assistance tied to job creation. Our priority sites in Siler City and Goldston, as well as any sites located within a half mile of a rail corridor, will be eligible for the NC Railroad Company’s (NCRR) Micro-grants, Brownfields grants, NCRR Invests grants, and Build Ready site grants, all of which are tied to site reuse. Site-specific data will also allow targeted use of North Carolina remediation programs, including the Dry-Cleaning Solvent Cleanup Act (DSCA) Program (ideal for our former dry cleaners in Siler City) and the NC LUST Trust Fund, while supporting additional infrastructure and site-readiness funding from the Golden LEAF Foundation and NCDOT. With environmental risk reduced, assessed sites located within or near federally designated Opportunity Zones will be positioned to attract private and Opportunity Fund investment, ensuring that EPA assessment funding serves as a catalyst for cleanup, redevelopment, and long-term economic revitalization in western Chatham County.

j. Use of Existing Infrastructure

Our Target Areas, including our priority sites in Siler City’s downtown core and in Pittsboro and Goldston along the U.S. 421 and U.S. 15-501 corridors, were previously developed for industrial or commercial use and already benefit from substantial existing infrastructure, making them well positioned for near-term redevelopment. In Siler City, our Target Area properties are fully served by municipal water and sewer, electricity, natural gas, private telecommunications, and high-speed internet, allowing mixed-use and small-scale commercial redevelopment to occur without costly utility extensions. Similarly, our Target Areas in Pittsboro and Goldston were historically designed to support freight, manufacturing, and highway-oriented commercial activity and remain served by established utilities and transportation access. These corridor sites benefit from direct roadway connectivity, proximity to historic rail infrastructure, and access to essential services. We have no additional infrastructure needs or upgrades to facilitate the reuse of our brownfields.

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

a. The Community’s Need for Funding

Our Target Areas face persistent economic challenges that limit their local capacity to address environmentally suspect and underutilized properties as a direct result of their small populations (less than 15,000) and low-income statuses. Siler City is the largest municipality in western Chatham County but

can only boast a population of 7,700 residents. Pittsboro has fewer than 5,000 residents and Goldston is an even smaller, rural community with only 367 residents. Siler City, Pittsboro, and Goldston's median household incomes are \$51,751, \$64,792, and \$39,592 respectively and are significantly below the Chatham County (\$88,534) and North Carolina (\$73,958) averages, highlighting comparatively weaker local economies. Census Tracts 37037020300 and 37037020600 in our Siler City and Goldston Target Areas, respectively, are identified as Opportunity Zones (OZ) by the U.S. Department of Housing and Urban Development. This federal funding program identifies economically distressed areas that are defined by low-income or high poverty for targeted investment incentives and underscores the historic economic challenges that have deterred investments. While OZ incentives are intended to attract private investment, environmental uncertainty remains a critical barrier in these tracts. Low incomes in our triangular coalition of communities are also contributing to an affordability gap, particularly in Pittsboro, resulting from the expansion in the Research Triangle. The assessment, remediation and subsequent reuse of our brownfields is key to this area's economic viability in the future. This grant would provide Siler City, Pittsboro, and Goldston with the technical and financial capacity to complete Phase I and Phase II environmental site assessments that these small, low-income communities cannot otherwise afford, directly addressing the environmental uncertainty and allowing them to take advantage of new economic and financial opportunities presented to them.

b. Health or Welfare of Sensitive Populations

Compared to statewide conditions in NC, the communities of Siler City, Pittsboro, and Goldston contain higher concentrations of sensitive populations (young children and the elderly) that face elevated health and welfare risks from proximity to legacy industrial and commercial sites. Siler City is particularly vulnerable, with 28.3% of residents under age 18 (vs. 21.9% statewide), poverty at 25.2% (vs. 12.5%), and an uninsured rate of 28.3%, which is nearly three times the state average. Pittsboro and Goldston also exhibit heightened sensitivity where older adults comprise a larger share of the population (19.7% and 18.8% over age 65, respectively, compared to 16.9% statewide), increasing susceptibility to chronic health impacts from long-term, low-level environmental exposure<sup>7</sup>. Our currently unknown health issue is how the historically heavy industrial/commercial use of our brownfields have resulted in VOCs, petroleum hydrocarbons, and metals posing a disproportionate risk to our children and older adults.

This grant will address this issue as environmental assessments identify exposure scenarios, enabling cleanup or risk management measures that reduce vapor intrusion conditions, and exposure to contaminated soil, groundwater, and surface water near homes, schools, and commercial areas. Mixed-use redevelopment in Siler City's downtown will remove blighting influences while improving walkability and access to services for families and children, potentially reversing negative impacts of our brownfields. Industrial and employment-oriented reuse along U.S. 15-501 in Pittsboro and U.S. 421 in Goldston will concentrate redevelopment in appropriate corridor locations, avoiding residential encroachment into contaminated areas and reducing the likelihood of exposure. Collectively, these strategies transform brownfields from ongoing public health liabilities into clean, resilient economic assets, improving health outcomes and long-term community welfare for the region's sensitive populations.

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

According to the Chatham County Community Assessment 2024, cancer is the leading cause of death in Chatham County, accounting for more than 21% of all deaths and exceeding the statewide mortality rate

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<sup>7</sup> U.S. Census Bureau. American Community Survey (ACS) 5-Year Estimates (2019–2023), Tables S0101 (Age and Sex), S1701 (Poverty Status), DP05 (Demographic and Housing Estimates), S2301 (Employment Status), and S2701 (Health Insurance Coverage).

of 191.7 deaths per 100,000 residents. Asthma is also identified as a persistent public health concern, with 14.6% of adults diagnosed, and impacts are most pronounced among children and low-income households. In addition, lead-based paint (LBP) exposure and other environmental conditions remain ongoing risks for pregnant women and children, as one in four housing units in the county was built before 1980, increasing the likelihood of adverse birth outcomes and developmental effects. These concerns are especially relevant in Siler City and Goldston, where uninsured residents and proximity to historic industrial, rail-adjacent, and highway-oriented sites heighten vulnerability to contaminants such as VOCs, petroleum compounds, and lead.

Mixed-use infill redevelopment in downtown Siler City removes blighting dry-cleaner and rail-adjacent sites from close proximity to homes and children by assessing and addressing VOCs, ACM, and other legacy contaminants prior to redevelopment, reducing long-term respiratory and cancer risks. In Pittsboro and Goldston, the strategy emphasizes industrial and employment-oriented reuse along U.S. 15-501 and U.S. 421, steering redevelopment toward corridors already suited for freight and industrial activity rather than allowing these industrial uses to potential locate in residential neighborhoods or near sensitive populations. This grant is critical to our overall reuse strategy for our brownfields as it reduces, mitigates or totally removes exposure threats to our communities.

d. Economically Impoverished/Disproportionately Impacted Populations

The U.S. Census Bureau ACS 5-Year Estimates data for our Target Areas demonstrate how localized poverty and vulnerability persist beneath broader regional trends. In Siler City 25.2% of residents live in poverty, more than double the countywide rate (10.5%) and statewide (12.5%) rates, while median household income (\$51,751) lags far behind both Chatham County (\$88,534) and North Carolina (\$73,958). Siler City also has 28.5% of families with children living in poverty and a high Social Vulnerability Index Score (0.9742), indicating this as one of the most economically vulnerable communities and illustrating the hardship concentrated in the corridor-adjacent neighborhoods of the downtown core. Goldston faces an even more fragile economic profile due to scale and limited fiscal capacity, with a median household income of just \$39,592, a high share of older adults, and a medium-to-high SVI score, meaning even modest environmental or economic shocks have outsized impacts. While Pittsboro shows stronger aggregate indicators, corridor-adjacent census tracts exhibit low-to-medium vulnerability, signaling pockets of distress tied to legacy industrial and commercial areas that have not benefited equally from regional growth. Together, these statistics confirm the presence of hidden distress: communities absorbing development pressure and environmental burdens without the income growth, employment access, or private investment needed to recover.

Our industrial corridor redevelopment strategy is specifically designed to address and overcome these economic barriers by targeting areas where distress and opportunity overlap. In Siler City, mixed-use infill redevelopment along the downtown and rail-adjacent corridor will support small businesses, increase housing options near services, and stabilize neighborhoods where child poverty exceeds 28%. In Pittsboro and Goldston, employment-oriented reuse along U.S. 15-501 and U.S. 421 will create accessible jobs for residents with limited transportation options, reducing reliance on long commutes to the Triangle’s core and strengthening local earning potential in towns where median incomes trail county and state averages.

e. – f. Project Involvement

The following partners will stay engaged, informed and provide meaningful input through semi-annual partner meetings and the community engagement activities outlined the following section.

Partner	Point of Contact	Specific Project Roles
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Town of Siler City	Jack Meadows Town Manager 919-726-8627 <a href="mailto:jmeadows@silercity.gov">jmeadows@silercity.gov</a>	Coalition Lead, leading coordination between all coalition members and project partners. Will provide guidance on reuse options, contact developers, disseminate information to coalition members, and coordinate community engagement activities.
Town of Pittsboro	Jonathan Franklin Town Manager <a href="mailto:jfranklin@pittsboronc.gov">jfranklin@pittsboronc.gov</a>	Will support the coalition with site identification, consult with landowners, disseminate information to residents, and lead public presentations as sites are identified.
Town of Goldston	Jonathan Hensley Mayor [REDACTED]	Will support the coalition with site identification, consult with landowners, disseminate information to residents, lead public presentations as sites are identified.
Chatham Co. Habitat for Humanity	Anna Tuell, President 919-542-0794 <a href="mailto:annatuell@chathamhabitat.org">annatuell@chathamhabitat.org</a>	Main CBO serving all three coalition communities. Extremely knowledgeable of community needs and will provide input on site selection and future use.
Chatham County EDC	Michael Smith, President 919-542-8278 <a href="mailto:Michael.smith@chathamcountyNC.gov">Michael.smith@chathamcountyNC.gov</a>	Critical to decision making not only for site selection, but for site reuse based on economic development potential

g. Incorporating Community Input

The Brownfields Coalition will implement a coordinated, coalition-wide community engagement strategy to ensure meaningful, continuous public participation across all member communities. Within three months of grant award, coalition partners will jointly update and standardize Brownfields outreach materials, including a flyer/factsheet available in English and Spanish, for use at all public meetings and community events. These materials will be distributed at accessible, high-traffic locations such as Town Halls, libraries, schools, grocery stores, medical offices, banks, and real estate offices to raise awareness that Brownfields assessment funding is available to support local revitalization and economic development. Within the same timeframe, the Coalition will host initial outreach sessions in each target area to introduce the program, present a preliminary inventory of candidate sites for public comment, and explain opportunities for community participation. At least one outreach session will be held annually in each target area, with additional meetings scheduled as needed.

The Coalition will issue semi-annual newsletters, available in English and Spanish and distributed through mailings, municipal websites, Town Halls, and community events, summarizing assessment activities, progress, and opportunities for input. We will also convene semi-annual, publicly accessible Project Partner meetings to guide assessment priorities and reuse considerations. Project Partners will share updates with and solicit input from their respective communities. Meetings will be held in accessible locations or virtually as needed, with Spanish interpretation provided. Community input will be documented and responded to through meeting discussions, minutes, email responses, and coalition and municipal/project websites, ensuring transparency and consistent engagement across all coalition jurisdictions.

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

a. – d. Project Implementation, Project Schedule, Task/Activity Lead, and Outputs

<b>Task 1: Programmatic</b>
i. Project Implementation - Mr. Tim Garner, Planning and Community Development Director, will serve as the Project Manager. With support from our chosen consultant, Jack will oversee grant management, compliance with EPA award terms and conditions, ensure that all tasks on completed on time and within budget, oversee all coordination and final work products from the consultant, organizing monthly team meetings, prepare quarterly reports, update ACRES, and prepare the final grant closure report.

ii. Anticipated Schedule - Throughout the grant cycle on the schedule outlined above.
iii. Task Lead – Project Manager Tim Garner with assistance from the consultant.
iv. Outputs – 48 Team Meetings, 16 Quarterly Reports, 48 monthly ACRES reports, and 1 Closure Report.
<b>Task 2: Public Involvement</b>
i. Project Implementation - Anticipated activities include 8 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: Project Manager Tim Garner with assistance from our chosen consultant.
iv. Outputs: Community Involvement Plan, 8 Project Partner meetings, at least 4 community meetings, # of small group meetings, and project flyer/factsheet, and a project website.
<b>Task 3: Site Inventory</b>
i. Project Implementation – The coalition will develop and inventory of sites based on the following criteria: existing buildings/structures and condition for reuse; redevelopment (or potential redevelopment) alignment with regional and local planning goals; site reuse contributes to the revitalization of our targeted transportation corridors; potential environmental concerns; exposure potential; “marketability”; and the potential for positive impact in or near underserved or disadvantaged communities. Project activities include presenting our initial inventory at our initial community meetings to gather input and then our Project Partners will begin site prioritization (primarily for the non-priority sites). These activities will not require non-EPA grant resources. Our consultant will also conduct a detailed inventory of the target and non-target areas within 9 months of grant award, logging all sites into our system using GIS.
ii. Anticipated Schedule: To be completed within 12 months of grant award.
iii. Task Lead: Project Manager Tim Garner with assistance from our chosen consultant.
iv. Outputs: Completed inventory, completed site prioritization.
<b>Task 4: Environmental Site Assessments (ESAs)</b>
i. Project Implementation - Complete 30 Phase I ESAs on eligible sites in accordance with ASTM 1527-05/21 and 40 CFR Part 312 (3 on priority sites and 17 on non-priority sites). Complete 15 Phase II ESAs and 15 ACM/LBP surveys. Before initiation of a Phase II ESAs, a Generic Quality Assurance Project Plans (QAPP), Health & Safety Plan (HASP), and Site-Specific Sampling and Analysis Plan (SSSAP) will be submitted to EPA and NCDEQ for review and approval. QAPPs/SSSAPs will relate to both priority and the non-priority sites. Task 3 activities will not require non-EPA grant resources.
ii. Anticipated Schedule: Phase I ESAs completed by month 24 with 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. Jack Meadows and Project Partners will be closely involved in oversight and review.
iv. Outputs: 30 Phase I & 15 Phase II ESAs; Generic QAPP; 15 SSSAPs; 15 HASPs; 15 ACM/LBP surveys

**Task 5: Cleanup and Reuse Planning (CUP)**

i. Project Implementation – We anticipate preparation of 5 Analysis of Brownfields Cleanup Alternatives (ABCA) or other equivalent document will be prepared for sites needing cleanup; 5 ACM/LBP removal designs; and 8 property condition assessments. We will create 6 reuse plans 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 4 market studies and 1 area-wide plan. 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. Jack Meadows and our Project Partners will be closely involved in oversight and review.

iv. Outputs: 5 ABCAs; 5 of ACM/LBP designs; 8 PCAs completed; 6 reuse/concept plans; 4 market studies and 1 area-wide plan.

e. Cost Estimates

Budget Category	Project Tasks					
	Programmatic	PI	Inventory	ESAs	CUP	Total
Personnel	\$31,263.75					\$31,263.75
Fringe	\$12,564.91					\$12,564.91
Travel	\$15,000.00					\$15,000
Supplies		\$2,175				\$2,175
Contractual	\$26,700.00	\$25,350	\$24,075	\$827,750	\$408,000	\$1,311,875
<b>Total</b>	<b>\$85,528.66</b>	<b>\$27,525</b>	<b>\$24,075</b>	<b>\$827,750</b>	<b>\$408,000</b>	<b>\$1,372,878.66</b>
<i>% of Budget</i>	<i>6%</i>	<i>2%</i>	<i>2%</i>	<i>60%</i>	<i>30%</i>	<i>100%</i>

**Task 1 – Programmatic Costs: Total Budget - \$85,528.66:** Personnel Costs \$31,263.75: Average of 15.53 hours per month for 48 months at and average rate of \$41.94/hr. Fringe \$12,564.91: Fringe benefits of 40.19% of Personnel Total. Travel \$15,000: Four coalition members at \$3,750 each will attend relevant conferences and training, including the National and Regional Brownfields conferences, Regional Grantees Workshop, and any other relevant training such as workshops sponsored by NCDEQ. Contractual - \$26,700: For our hired firms support, preparation, and attendance with semi-annual team meetings (48 hours @ \$185); preparation of quarterly reports (24 hours @ \$185); Monthly ACRES Reporting tasks (48 hours @ \$185); and preparation of final closure report (\$4,500).

**Task 2 – Public Involvement: Total Budget - \$27,525:** Supplies \$2,175: Printing costs, meeting supplies and technology costs for Project Partner and public meetings. Contractual - \$25,300: For our hired firm’s assistance in public outreach. This includes developing our website (20 hrs @ \$185 & 4 hrs @ \$205), creation of materials and our community involvement plan (14 hrs @ \$185 & 2 hrs @ \$205), preparing for and presenting at public/Project Partner meetings (64 hrs @ \$185; \$800 travel expenses), and meeting with residents, property owners, and purchasers to discuss the benefits of the project (24 hrs @ \$185; \$800 travel expenses).

**Task 3 – Site Inventory: Total Budget - \$24,075** (50 hrs @ \$185; 65 hrs @ \$150; 15 hrs @ \$205, and \$2,000 for travel).

**Task 4 – Environmental Site Assessments: Total Budget - \$827,750** (30 Phase I ESAs at \$3,700 each; Generic QAPP at \$7,000; 20 SSSAPs at \$3,500 each; 20 Phase II ESAs at \$28,000 each, 15 HASP at \$250 each, and 15 ACM/LBP surveys at \$5,000 each); and \$1,000 for miscellaneous expenses.

Task 5 - Cleanup and Reuse Planning: Total Budget - \$408,000 (8 ACM/LBP designs @ \$6,500 each; 8 PCAs at \$14,000 each; 8 ABCAs at \$5,000 each; 8 reuse plans at \$18,000 each; 4 market studies at \$5,000 each and \$40,000 for area-wide planning).

f. Plan to Measure and Evaluate Environmental Progress and Results

Progress will be tracked, measured and reported by Jack Meadows using EPA's Assessment, Cleanup, and Redevelopment Exchange System (ACRES). He will evaluate progress at least monthly in conjunction with our chosen contractor to ensure that we are achieving our output, 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 inventory activities by month 6, completion of Phase I ESAs by month 24, Phase II ESAs completed by month 36, and ABCAs and reuse planning completed between months 24-48. Jack will communicate frequently with the EPA Project Manager and submit quarterly reports to EPA, which will also be a mechanism to measure/track results. Coalition members have agreed to contribute their own resources for programmatic oversight activities, community outreach, and participation in project tasks to dedicate more funds to the activities needed. Based on experience, we anticipate approximately 400 hours at \$52.30 per hour (\$20,920).

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

a. – c. Organizational Capacity, Structure, and Description of Key Staff

This project will be managed by a dedicated project manager (PM). The PM will work with oversight from our Town Manager, Jack Meadows, who has managed federal grants since 2005 and will be supported by our finance director, John O'Keefe, a qualified environmental firm and our Project Partners. This team will ensure the timely and successful expenditure of grant funds and timely completion of all technical, administrative and financial requirements. Mr. Tim Garner, Siler City Planning and Community Development Director, will serve as the PM. Mr. Garner possess a B.S. in Civil Engineering and has more than 20 years' experience managing large-scale planning and redevelopment projects. Mr. Garner will be supported by Mr. John O'Keefe (Finance Director) possesses and B.S in Accounting and has 7 years' experience working with grant projects including budgeting for expenditures, dispersal requests, grant reconciliation and preparation of interim, final and close out reports.

d. Acquiring Additional Resources

The coalition will procure qualified environmental consulting services with demonstrated expertise in brownfields assessment, cleanup planning, reuse analysis, and EPA grant management and reporting. Consultants will be selected prior to grant start-up in accordance with Siler City's established procurement policies and the federal requirements of 2 CFR 200 and 2 CFR Part 1500. Siler City has a strong track record of successfully procuring professional services and managing federally funded projects, demonstrating the administrative and financial capacity needed to execute this grant and leverage additional resources as sites advance toward redevelopment.

To ensure an open, competitive, and equitable procurement process, the coalition will advertise the opportunity on each town's website and through established State procurement platforms, including the NC Vendor Registry, the NC Department of Administration Historically Underutilized Businesses (HUB) directory, and the NC Interactive Purchasing System. The coalition will also coordinate with local businesses and regional partners to encourage participation by qualified local and minority-owned firms, increasing the likelihood that assessment activities translate into local economic benefits. Our Brownfields project webpage (linked to each member's website) will serve as a centralized resource for project updates and will include space for participating firms to post job opportunities.

**Past Performance and Accomplishments**

e. Currently has or Previously Received an EPA Brownfields Grant

(1) Accomplishments – Siler City’s 2018-2021 Assessment Grant project include: completed community involvement plan; 6 Steering Committee meetings; two public meetings; completed inventory over 24 current potential brownfield sites; 8 completed Phase I ESAs; 4 completed Phase II ESAs; 1.46 acres of greenspace created and over \$143,000 leveraged. We completed Phase I ESAs and comprehensive Phase II ESAs for the three main priority sites in our downtown (Pilgrim’s Pride, Boling Chair and Siler City Mills). As a result, Boling Chair has a new owner planning a mixed-use development and donating a portion of the site for the environmental park we envisioned. The Phase I & II activities and leveraged funds at 212 and 304 S. Chatham Avenue have resulted in the donation of these properties (1.46 acres) to the Town for incorporation as greenway as envisioned in our *Loves Creek Greenway Project*. These activities are reflected in ACRES.

(2) Compliance with Grant Requirements – Siler City completed the 2018-2021 EPA Assessment grant (BF-00D72718) activities in compliance with the work plan, schedule and terms and conditions and closed out the grant ahead of schedule. All quarterly reports, grant deliverables and ACRES reporting were completed in a timely fashion. In the Town’s opinion, we exceeding the anticipated results of this grant in an expedited fashion.

## Threshold Criteria for Assessment Grants

### **1. Eligibility of Lead and Non-Lead Coalition Members**

The Town of Siler City is a unit of local government eligible to receive funding under this Assessment Coalition Grant. Siler City is **not** exempt from Federal Taxation under section 501(c)(4) of the Internal Revenue Code. The Town of Pittsboro and the Town of Goldston 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 areas include the municipal boundaries of Siler City, Pittsboro, and Goldston, and the respective industrial transportation corridors that connect them to include U.S. 421, U.S. 64, and U.S. 501. A description of our target areas is provided in the Applicant Information Sheet.

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

Neither the Town of Pittsboro nor Town of Goldston 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 Town of Siler City has the legal authority to expend grant funds on behalf of Town of Pittsboro and the Town of Goldston to conduct the proposed grant activities. Included as an attachment is a letter signed by the Mayor recognizing that the Siler City Board of Commissioners approved the creation of the Coalition and granted Siler City the authority to expend grant funds on the coalition member's behalf.

### **5. Coalition Agreement**

Each non-lead member has submitted a signed letter to the Town of Siler City 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**

The Brownfields Coalition will implement a coordinated, coalition-wide community engagement strategy to ensure meaningful, continuous public participation across all member communities. Within three months of grant award, coalition partners will jointly update and standardize Brownfields outreach materials, including a flyer/factsheet available in English and Spanish, for use at all public meetings and community events. These materials will be distributed at accessible, high-traffic locations such as Town Halls, libraries, schools, grocery stores, medical offices, banks, and real estate offices to raise awareness that Brownfields assessment funding is available to support local revitalization and economic development. Within the same timeframe, the Coalition will host initial outreach sessions in each target area to introduce the program, present a preliminary inventory of candidate sites for public comment, and explain opportunities for community participation. At least one outreach session will be held annually in each target area, with additional meetings scheduled as needed.

Community input will be further supported through coalition-led health and welfare surveys, developed in partnership with county health departments, to identify sites of concern and gather feedback on environmental, safety, and health issues affecting residents. Surveys will be available in English and Spanish and distributed through mailings, municipal websites, Town Halls, and community events, with re-distribution at the 18-month project milestone. The Coalition will issue semi-annual newsletters

summarizing assessment activities, progress, and opportunities for input, and will convene semi-annual, publicly accessible Brownfields Steering Committee (BSC) meetings to guide assessment priorities and reuse considerations. BSC members will share updates with their respective communities and relay community feedback to the Coalition. Meetings will be held in accessible locations or virtually as needed, with Spanish interpretation provided. All community input will be documented and addressed through meeting discussions, minutes, email responses, and coalition and municipal websites, ensuring transparency and consistent engagement across all coalition jurisdictions.

**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. The Town of Siler City will procure its consultants and contractors in compliance with 2 CFR Part 200, 2 CFR Part 1500, and/or 40 CFR Part 33.