

County of Williamsburg

R04-26-A-071

Council Members

Joseph Lee
Torrance T. Wilson
Randall Nesmith
Glenn A. Keels



Council Members

Paul E. McKnight
Samuel L. Floyd, Vice Chair
Jacquelyn B. Hailes
Tammi Epps-McClary, Clerk

Kelvin C. Washington
County Supervisor/Chairman
www.williamsburgcounty.sc.gov

1. Applicant Identification

Williamsburg County
201W Main Street
Kingstree, SC 29556

2. Website URL: <https://www.williamsburgcounty.sc.gov/> (lead),
<https://www.masc.sc/municipality/lane> (non-lead), <https://www.townofhemingway.org/> (non-lead),
<https://www.masc.sc/municipality/greeleyville> (non-lead),
<https://www.masc.sc/municipality/kingstree> (non-lead)

3. Funding Requested

- a. Assessment Grant Type: Assessment Coalition
b. Federal Funds Requested: \$1,500,000

4. Location

- a) Town of Lane, Town of Hemingway, Town of Greeleyville, Town of Kingstree
b) Williamsburg County
c) South Carolina

Williamsburg County limits is the geographic boundary for all coalition members.

5. Coalition Members' Target Areas and Priority Site Information

Target area (TA)

Coalition Member	Target Area	Priority Site
Williamsburg County (Lead)	census tracts – 45089970100, 45089970200, 45089970400, 45089970900	Battery Park School: 1467 Battery Park Road, Nesmith, SC 29580
Town of Lane (non-lead)	Town limits	Former Convenience Store: 369 S Lane Road, Lane, SC 29564
Town of Hemingway (non-lead)	Town limits	Wheels of Hemingway: 403 W Broad Street, Hemingway, SC 29554
Town of Greeleyville (non-lead)	Town limits	Old Telephone Company: 100 N Main Street, Greeleyville, SC 29056
Town of Kingstree (non-lead)	Town limits	Tomlinson School: 415 Lexington Avenue, Kingstree, SC 29556

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6. Contacts

a. Project Director

Hixon Copp, Executive Director of
 Economic Development
 843-355-8993
hixon.copp@wc.sc.gov
 130 W Main Street
 Kingstree, SC 29556

b. Chief Executive/Highest Ranking Elected Official

Kelvin Washington, County Supervisor,
 Chairperson
 843-355-9321
kwashington@wc.sc.gov
 201 W Main Street
 Kingstree, SC 29556

7. Population

Town of Lane: 531
 Town of Hemingway: 413
 Town of Greeleyville: 364
 Town of Kingstree: 3,161
 (US Census: 2019–2023 American Community Survey)

8. Other Factors

Other Factors	Page #
Community population is 15,000 or less.	1, 5
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	N/A
The priority site(s) is impacted by mine-scarred land.	N/A
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	N/A
The priority site(s) is in a federally designated flood plain.	N/A
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	5
The reuse of the priority site(s) will incorporate energy efficiency measures.	4, 5
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	4
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.	9, 10, 11
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	N/A

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





Kelvin C. Washington
County Supervisor/Chairman

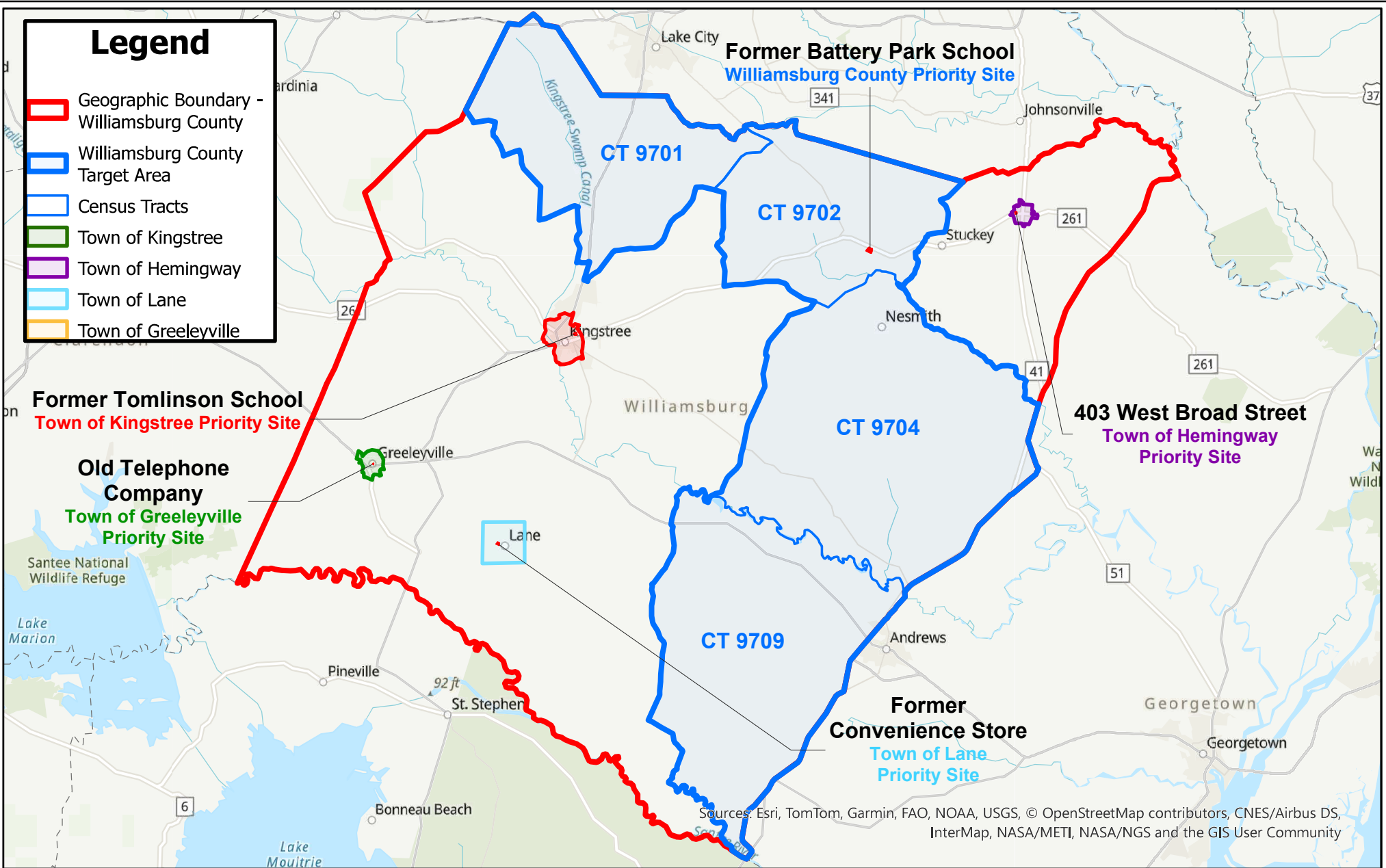
www.williamsburgcounty.sc.gov

9. Letter from the State or Tribal Environmental Authority
See attached.

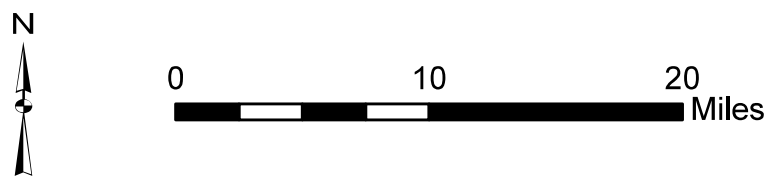
10. Releasing Copies of Applications
Not Applicable.

Legend

-  Geographic Boundary - Williamsburg County
-  Williamsburg County Target Area
-  Census Tracts
-  Town of Kingstree
-  Town of Hemingway
-  Town of Lane
-  Town of Greeleyville



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, CNES/Airbus DS, InterMap, NASA/METI, NASA/NGS and the GIS User Community



Target Area and Geographic Boundary Map		EXHIBIT NO.
FY26 EPA Brownfields Assessment Coalition Grant Application Williamsburg County, South Carolina		1



SC DEPARTMENT of
**ENVIRONMENTAL
SERVICES**

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

January 7, 2026

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

RE: EPA Brownfields Assessment Coalition Grant
Williamsburg County, South Carolina

Dear Ms. Chakravarty:

The South Carolina Department of Environmental Services (SCDES), the State's environmental authority, acknowledges that the applicant is planning to conduct assessment activities and fully supports Williamsburg County's application for a Brownfields Assessment Coalition Grant. The Coalition comprises the County of Williamsburg and the Towns of Kingstree, Greeleyville, Hemingway, and Lane.

SCDES appreciates your consideration of the application and hopes for a favorable outcome. Your positive response will assist the Coalition in its efforts to revitalize properties in their communities. If you have any questions or need additional information, please contact Nicholas Hammond, member of my staff, at 803-898-0736 or Nicholas.Hammond@des.sc.gov.

Sincerely,

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

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

CC: Matt Maxwell, Area Director – BRLS Myrtle Beach Regional Office
Preston Mousseau, Manager, Brownfields Program
Nicholas Hammond, Project Manager, Brownfields Program



Williamsburg County Coalition, SC
FY2026 US EPA Brownfields Assessment Coalition Grant

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Coalition Members, Target Areas, and Brownfields. a. Coalition Members: The Town of Lane, the Town of Hemingway, the Town of Greeleyville, and the Town of Kingstree will be the non-lead members for this coalition. Nestled in the heart of rural South Carolina, these towns represent the fabric of small-town America. These tight-knit communities have deep roots, limited resources, and share a common challenge: they are too small and under-resourced to tackle the environmental and economic burdens posed by abandoned and underused properties on their own. All non-lead members are located within Williamsburg County’s jurisdiction (lead member) and have tiny populations: Lane 531, Hemingway 413, Greeleyville 364, and Kingstree 3,161.¹ Across the County, the low median household income of \$43,471 is nearly half the US (\$78,538), with 17% of families living in poverty compared to the national average of 8%.¹ These economic realities leave local governments operating under razor-thin budgets, prioritizing basic services over redevelopment initiatives.

None of these towns have the staff or technical expertise required to prepare complex federal grant applications or manage environmental assessment projects. Their limited budgets and lack of prior experience with EPA Brownfields resources make it difficult to address contaminated sites independently. Without outside support from the County (lead member), these properties will remain blighted, perpetuating disinvestment cycles and limiting growth opportunities. By joining together in a coalition, these communities can leverage shared resources and expertise to transform liabilities into assets, creating spaces that reflect their vision for a healthier, more vibrant future.

b. Overview of Brownfield Challenges and Description of Target Areas: The **geographic boundary** for this proposed Assessment Coalition Grant encompasses the entirety of Williamsburg County. Within this boundary, the **target areas** are the incorporated limits of the Towns of Lane, Hemingway, Greeleyville, and Kingstree, and for the County, the following census tracts: 45089970100, 45089970200, 45089970400, 45089970900. These communities are small, rural municipalities that have experienced decades of economic decline and disinvestment, leaving behind a legacy of vacant and abandoned properties. Historically, the county’s economy was rooted in agriculture and small-scale industry, supported by railroads and textile mills. Over time, shifts in industry and population loss have resulted in closed schools, vacant warehouses, former gas stations, junkyards, and abandoned storefronts scattered throughout these towns. These properties continue to contribute to blight, safety and health hazards, and environmental concerns that disproportionately impact already distressed populations.

The County faces persistent environmental challenges compounded by extreme weather events. According to the FEMA National Risk Index, the County is ranked among the **most at-risk areas in the nation for hurricanes**, with a risk score of 92.6 out of 100, as well as earthquakes (90.3) and wildfires (83.6). In the past five years, hurricanes and flooding have caused significant damage to infrastructure and neighborhoods, leaving lasting effects such as compromised buildings and increased vulnerability to future disasters. These extreme weather events exacerbate the risks posed by brownfield sites, where aging structures and potential contamination threaten public health and impede recovery efforts.

Each of the coalition member’s target-area communities are characterized by clusters of abandoned properties and former industrial or commercial sites that have remained idle for years. Where schools once served as community anchors and small businesses lined main streets, vacant buildings and deteriorating lots now dominate the landscape. Without intervention, these sites will continue to hinder economic growth and community revitalization. This grant will allow the coalition to

¹ US Census: 2019–2023 American Community Survey



**Williamsburg County Coalition, SC
FY2026 US EPA Brownfields Assessment Coalition Grant**

inventory and assess these properties, prioritize sites for redevelopment, and create a pathway for reuse that aligns with local plans and community priorities. By addressing these challenges collaboratively, the coalition can transform blighted areas into assets that foster resilience, economic opportunity, and improved quality of life.

c. Description of the Priority Brownfield Sites: The coalition has identified approximately 100 potential brownfield sites within the target areas, including former schools, warehouses, gas stations, junkyards, and abandoned storefronts. These properties present a range of environmental concerns, such as asbestos-containing materials (ACM), lead-based paint (LBP), and potential contamination from volatile organic compounds (VOCs), semivolatile organic compounds (SVOCs), and metals. The age and condition of these structures, combined with their proximity to residential neighborhoods, schools, and community facilities, make them a priority for assessment and redevelopment. Without intervention, these sites will continue to pose health and safety risks and hinder economic revitalization. The following priority sites were chosen due to their proximity to residents, their redevelopment potential, and site access from owners.

Lead Member County Priority Site: Battery Park School is located in the Southwest part of the county on a 24.9-acre property that was once a thriving educational facility. Constructed in 1953, the school operated for decades before closing and being purchased by the Battery Park Alumni Association in 2019. The site includes a large former school building with multiple classroom wings, paved drives, parking areas, and recreational fields. Today, the building is abandoned, and the property shows signs of deterioration. Suspected environmental concerns include ACM, LBP, and potential VOCs and SVOCs associated with the boiler system. The site sits adjacent to a second abandoned school and near residential areas and churches, making its reuse critical for community health and safety. **Site access has been confirmed by the owner.** Plans for redevelopment include transforming the property into a community center, creating a hub for social and recreational activities.

Non-Lead Member Hemingway Priority Site: Wheels of Hemingway is a 2.6-acre property consisting of a dilapidated brick building and two metal warehouses situated on paved concrete slabs. Located less than 1,000 feet from downtown Hemingway and near the JJ Mitcheom Community Center, the site is highly visible and central to the town. The property is currently being used for storing old appliances, including washers, dryers, and refrigerators. Environmental concerns include suspected VOCs, SVOCs, metals, ACM, LBP, and ozone-depleting substances (e.g., refrigerants such as CFCs/HCFCs) that require proper recovery and disposal. **Site access has been granted**, and redevelopment for commercial use would revitalize a key corridor, attract investment, and provide economic opportunities for residents.

Non-Lead Member Kingstree Priority Site: The Tomlinson School is a 4.17-acre property that holds deep historical significance. Originally established in 1924 as the first Black public school in Williamsburg County, the site played a pivotal role in education and civil rights history, including hosting Dr. Martin Luther King Jr.'s "March on Ballot Boxes" speech in 1966. Today, the former school building and swimming pool are in poor condition, surrounded by grass and paved drives. Environmental concerns include potential contamination from the pool and boiler systems (metals, SVOCs, VOCs, and residual pool treatment chemicals); schoolwide building materials (ACM and LBP); mercury-containing flooring; and other hazardous substances. The site is in a residential area adjacent to WM Anderson Primary School and other community properties. **Site access has been granted**, and redevelopment plans envision a community center, preserving the site's legacy while creating new recreational opportunities.



Williamsburg County Coalition, SC
FY2026 US EPA Brownfields Assessment Coalition Grant

Non-Lead Town of Lane Priority Site: The **Former Convenience Store** located at 369 S Lane Rd. is a 1.9-acre property that operated as both a convenience store and gas station from the 1990s until closing in 2015. The site is currently vacant and includes remnants of former fuel islands, a canopy, and a concrete slab. It is located within blocks of residential homes, the town's fire department, and the post office, increasing community exposure. Known environmental concerns include spills from aboveground storage tanks (ASTs), petroleum constituents, VOCs, SVOCs, and metals. **Site access has been confirmed**, and the current owner intends to redevelop the property as a new convenience store, addressing a critical commercial need in the Town of Lane.

Non-Lead Town of Greeleyville Priority Site: The **Old Telephone Company** building, located at 100 N Main Street, was constructed around 1908 and operated as the primary telephone switchboard facility for the community until the 1950s. The structure is in poor condition, with visible deterioration. The building is centrally located within 0.5 miles of churches, the high school, a daycare facility, and multiple residences, making its condition and future use highly relevant to community health and safety. The structure is currently vacant, and **access has been granted from the owner**. Potential environmental concerns include deteriorated building materials such as ACM and LBP. Redevelopment plans are envisioned as commercial space, supporting small business growth and contributing to economic revitalization along Main Street.

d. Identifying Additional Sites: To identify and prioritize brownfield sites within the target areas, the Coalition members will engage residents and community partners in the development of a brownfield site inventory and comprehensive evaluation ranking tool for the sites identified. This framework will draw on municipal records, input from planning authorities, and on-site inspections to determine site eligibility and redevelopment potential. Census data will be incorporated to ensure that locations with the highest socioeconomic need are factored into the decision-making process. Sites will then be ranked according to established criteria, including the severity of barriers to revitalization, the scale of anticipated economic and community benefits, the readiness of properties for assessment or cleanup, and their alignment with local development strategies. Following completion of work at the initial priority site(s), additional sites offering the greatest potential to strengthen community revitalization and optimize the use of grant resources will be advanced. If funds remain after the target area has been fully assessed, this same process will be applied to identify and address further sites that provide meaningful benefits to vulnerable populations across the Coalition's geographic boundary of the county limits.

Revitalization of the Target Areas. e. Reuse Strategy and Alignment with Revitalization Plans: The reuse strategy for the coalition's priority sites directly supports the **2045 Williamsburg County's Comprehensive Plan**, which emphasizes strategic, sustainable growth and reinvestment in community assets. The plan calls for using land and services in a strategic manner, expanding county facilities, and diversifying recreational opportunities to meet the needs of all residents. For the **Battery Park School (County) and Tomlinson School (Kingstree) priority sites**, the proposed reuse as community centers with surrounding greenspace aligns with **Goal 2: Plan for future growth by expanding county facilities and services in a strategic and sustainable manner, specifically Objective 2.2, which seeks to expand services such as additional community centers in targeted growth areas.** This redevelopment will create a hub for programs and events, also fulfilling **Community Facilities and Services Goal 1.3.1, which calls for increasing and diversifying recreation programs offered at community facilities for all users, from youth to senior citizens.** The redevelopment will also enhance neighborhood connectivity and foster cultural preservation, consistent with the Comprehensive Plan's vision for vibrant, inclusive communities.



Williamsburg County Coalition, SC
FY2026 US EPA Brownfields Assessment Coalition Grant

The **Wheels of Hemingway and the Old Telephone Company** (Greeleyville) **priority sites** will be redeveloped for commercial use, advancing **Goal 1: Develop local land use regulations to prescribe appropriate allowable land uses and direct future development**, and **Objective 1.3**, which identifies areas suitable for future commercial and industrial development adjacent to available infrastructure. Removing environmental barriers at these sites will unlock their potential as catalysts for economic activity and private investment, strengthening each town's commercial core and supporting long term revitalization efforts. **Lane's Former Convenience Store priority site** will also be redeveloped for commercial use into a new convenience store, meeting a critical need for local services and supporting the town's economic revitalization goals. This reuse aligns with the **Comprehensive Plan's emphasis on strategic land use and economic development**, as well as **community priorities for accessible retail and essential services**. By restoring this property for a new convenience store, the project will enhance local commerce, provide jobs, and improve quality of life for residents, while eliminating environmental hazards that currently limit redevelopment.

f. **Outcomes and Benefits of Reuse Strategy:** Redevelopment of the priority sites will stimulate economic growth across Williamsburg County by removing environmental barriers that currently deter investment. The **Wheels of Hemingway and the Old Telephone Company** will be transformed into commercial hubs, revitalizing central corridors and attracting new businesses. This reuse will generate local employment opportunities, increase tax revenues, and provide essential goods and services within walking distance for residents. By leveraging existing infrastructure and improving site conditions, the projects will **create a foundation for private investment and long-term economic stability**. The **Battery Park School and Tomlinson School priority sites** will contribute to economic development through job creation during cleanup and construction phases. The Town of Lane's priority site redevelopment into a new convenience store will meet a critical need for local services, strengthen the town's commercial base, and provide jobs for residents. These projects will require contractors, remediation specialists, and landscaping crews, **providing employment opportunities for local workers**. In addition, the presence of modern community centers will enhance the area's attractiveness for future development, supporting the County's Plan objectives for strategic growth and expanded services.

The reuse of **Battery Park School and Tomlinson School as community centers** will provide significant social and recreational benefits. These facilities will serve as hubs for community programs, events, and services. Greenspace and park amenities surrounding these centers will **promote active living, improve public health, and create safe spaces** for families and youth engagement. In Kingstree, converting the former pool into a skate park will offer a unique recreational opportunity for local youth, fostering inclusion and cultural preservation. While the **Town of Lane's redevelopment** is primarily commercial, its transformation from a vacant, blighted property into a vibrant retail site will also **improve community access to essential goods and services**, reducing travel distances for rural households and enhancing quality of life.

Redevelopment will also improve resilience to extreme weather events and natural disasters. Williamsburg County ranks among the most at-risk areas for hurricanes, flooding, and wildfires, with recent storms leaving lasting impacts on infrastructure and neighborhoods. As part of this project, the Coalition will incorporate extreme weather events and natural disaster planning in its EPA Brownfields Area Wide Plan. By reusing existing infrastructure and promoting sustainable redevelopment practices, the coalition will strengthen the community's ability to withstand future disruptions while reducing environmental hazards associated with abandoned properties. Where possible, redevelopment of the priority sites will incorporate **energy-efficient upgrades** such as modern lighting, HVAC, and insulation, while the reuse of existing buildings will minimize



Williamsburg County Coalition, SC FY2026 US EPA Brownfields Assessment Coalition Grant

demolition waste and reduce the carbon footprint typically associated with new construction. During redevelopment the use of **solar panels will be considered at all sites to encourage renewable energy sources**. Together, these projects will remove blight, strengthen community pride, and create safe, healthy, resilient spaces—turning long-standing liabilities into assets that advance the County’s goals for sustainable growth and a higher quality of life.

Strategy for Leveraging Resources. g. Resources Needed for Site Reuse: The coalition is eligible for a wide range of state and federal funding programs that can complement EPA Brownfields resources and ensure successful redevelopment of priority sites. The County maintains a separate economic development account funded through industrial park revenues, Multi-County Industrial Park (MCIP) funds, and a dedicated FILOT (fee in lieu of tax) revenue stream, which provides discretionary resources for strategic projects. These funds can be leveraged to support infrastructure improvements and site preparation once environmental assessments are complete. The coalition will also pursue external funding opportunities to advance reuse strategies. Potential sources include Community Development Block Grant (CDBG) funds for blight removal, demolition, and infrastructure upgrades, as well as USDA Rural Development programs for community facilities and economic revitalization. Partnerships with local utility providers such as Farmers Telephone Cooperative, SEC Power Distributor, and Duke Energy may provide additional resources for speculative development of commercial properties. The coalition will also engage with state-level programs and earmarks, supported by advocacy from leaders such as Senator Ronnie Saab, to secure targeted investments in southern Williamsburg County. These efforts will be complemented by outreach to private foundations and community investment programs to fund recreational amenities and cultural preservation at sites like Battery Park School and Tomlinson School. By combining federal, state, local, and private resources, the coalition will create a comprehensive funding strategy that supports site remediation, infrastructure improvements, and long-term reuse aligned with Williamsburg County’s Comprehensive Plan.

h. Use of Existing Infrastructure: The proposed grant will enable the coalition to build on the basic infrastructure already in place within the target areas while addressing the critical gaps that continue to hinder redevelopment. Each priority site is currently served by essential services such as local road access, power, water, sewer, and broadband, which provide a starting point for future commercial and community development. At the same time, the county faces broader infrastructure challenges, including aging roadways, limited water and sewer capacity in rural areas, and uneven broadband coverage. These issues require strategic investment to ensure long-term growth. Where upgrades or expansions are needed—such as improving public water and sewer systems, strengthening solid waste and recycling services, or enhancing broadband connectivity—the county will draw on funding streams identified in its Plan such as the County’s economic development account, MCIP funds, and FILOT revenues. By aligning EPA Brownfields resources with these planned infrastructure investments, the coalition will ensure that priority sites are not only assessed and cleared of contamination but also positioned to support vibrant, resilient redevelopment.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

Community Need. a. The Community’s Need for Funding: The communities within the Coalition face significant economic and demographic challenges that make it impossible to fund environmental assessments or remediation without outside assistance. The target areas are characterized by extremely **small populations** (Lane 531, Hemingway 413, Greeleyville 364, Kingstree 3,161) and limited tax bases that cannot support the costs of addressing brownfield sites.² Local budgets are stretched thin to cover essential services such as police, fire, and extreme weather repairs, leaving no

² US Census: 2019–2023 American Community Survey



**Williamsburg County Coalition, SC
FY2026 US EPA Brownfields Assessment Coalition Grant**

capacity for environmental planning or redevelopment initiatives. Economic indicators underscore the severity of need.

The census data provided in section 2 is an average of the target areas. **The average median household income is \$40,234 (US \$78,538).² Per capita income is \$24,440 (US \$43,289), and the poverty rate stands at 21%, far exceeding the US average of 12%.²** Without EPA Brownfields funding, these communities cannot overcome the financial barriers to assessing and remediating contaminated sites, which perpetuate blight, health risks, and economic stagnation. This grant will provide the resources necessary to identify environmental hazards, prioritize sites for cleanup, and create pathways for redevelopment that align with community priorities. By removing contamination and uncertainty, the project will unlock opportunities for greenspace, community facilities, and commercial investment, offering residents a chance at revitalization and a healthier, more resilient future.

b. Health or Welfare of Sensitive Populations: The target areas are home to a disproportionately high number of sensitive populations, including youth, elderly residents, and low-income families. Approximately **54% of residents are either under 18 or over 62** (US 42%) and **54% are female** (US 50%).² Furthermore, **56% of residents identify as Black**, compared to 12% nationally, reflecting communities that are historically distressed and more vulnerable to health risks associated with environmental contamination. Economic hardship compounds these vulnerabilities. The **median family income is \$52,746**, nearly half the US average of \$96,922.² Poverty is persistent throughout the target areas, with **15% of all families living below the poverty level** (US 8%), and among families with children under 18, the poverty rate rises to **18%** (US 13%).²

Poverty intensifies many of the welfare challenges facing vulnerable populations in the target area. Educational attainment is notably low, with 18% of residents lacking a high school diploma compared to 9% nationally.² Limited education often contributes to higher reliance on government assistance; in this community, 21% of households receive SNAP benefits, nearly double the national rate of 11%.² These socioeconomic pressures are compounded by significant public safety concerns. The County ranks in the 2nd percentile for safety—meaning it is less safe than 98% of US counties—with a violent crime rate of 77.85 per 1,000 residents and a property crime rate of 43.39 per 1,000 residents.³ Families living near abandoned or blighted properties face additional stressors that further undermine stability and well-being. The reuse strategy for priority sites is designed to directly confront these challenges by eliminating environmental hazards and creating safe, accessible spaces for recreation and community life. Redeveloping **Battery Park School and Tomlinson School** into community centers with integrated greenspace will offer secure environments for youth and seniors, reduce exposure to contaminants, and promote overall health. These revitalized spaces will strengthen social cohesion and provide programs that build resilience, helping to disrupt cycles of poverty and long-term disinvestment. Meanwhile, redeveloping the **other three priority sites for commercial use** will generate new job opportunities, increase household income, and contribute to crime reduction. By focusing on areas near homes and schools, the coalition ensures that the most sensitive populations benefit first from cleanup and revitalization efforts.

c. Greater Than Normal Incidence of Disease and Adverse Health Conditions: Residents of the County experience a greater-than-normal incidence of chronic diseases and adverse health conditions that are often associated with environmental hazards and socioeconomic stressors. The potential contaminants at the priority sites (VOCs, LBP, ACM) can cause a host of health issues such as asthma, birth defects and cancer. (Census-tract and town-level health data not available.) Throughout

³ crimegrade.org/safest-places-in-williamsburg-county-sc/



Williamsburg County Coalition, SC FY2026 US EPA Brownfields Assessment Coalition Grant

the County **11% of adults report having asthma**, which exceeds the national average of 9.8%.⁴ Asthma prevalence is exacerbated by environmental factors such as poor air quality and aging structures containing ACM and LBP. The County ranks in **the 85th percentile for wastewater discharge indicators and the 74th percentile for lead paint exposure**, both of which pose significant risks to respiratory health and child development.⁵ **Cancer rates are also elevated.** The County's age-adjusted cancer incidence rate is approximately 472 cases per 100,000 population, higher than the state average of 435 and the US average of 444.⁶ The most common cancers include lung, breast, and colorectal, which are often linked to environmental exposures and lifestyle factors prevalent in distressed communities. Additionally, state birth defect surveillance data indicates that **about 1 in every 33 babies is born with a birth defect**, including neural tube defects and congenital heart conditions.⁷ While the County's birth defect rate aligns with state and national trends, contaminants commonly found at Brownfield sites, such as VOCs, SVOCs, and metals, are documented risk factors for congenital conditions. Addressing these environmental concerns helps reduce potential exposure and safeguard maternal and child health.

These health disparities are compounded by socioeconomic challenges, including high poverty rates, which increase vulnerability to pollution-related illnesses. Dilapidated buildings and abandoned sites in the target areas often contain hazardous materials and potential petroleum contamination, further elevating risks for cancer, asthma, and developmental disorders. The proposed grant will help identify and mitigate these threats by assessing environmental conditions at priority sites and planning for safe reuse. Redevelopment strategies with greenspace will reduce exposure to contaminants, provide safe recreational areas, and promote active living. Incorporating green infrastructure will also improve air and water quality, addressing root causes of respiratory illness and supporting long-term health improvements for vulnerable populations.

d. Economically Impoverished/Disproportionately Impacted Populations: Coalition communities are not only economically distressed but also disproportionately burdened by the environmental consequences of decades of industrial decline and disinvestment. With low median incomes and high poverty rates, these areas lack the financial capacity to address contamination that threatens public health and limits economic opportunity. Historic patterns of underinvestment have left predominantly Black neighborhoods, 56% of the population, surrounded by abandoned schools, warehouses, and commercial properties that now pose risks from contaminants. These conditions perpetuate cycles of poverty, crime, and poor health outcomes, creating barriers to resilience and growth.

The proposed grant offers a direct solution by prioritizing cleanup and redevelopment in neighborhoods most affected by blight and environmental hazards. By transforming priority sites into community centers with greenspace, the project will provide safe, inclusive spaces for recreation and social services, improving quality of life for residents who have endured decades of neglect. Similarly, revitalizing priority sites for commercial use will create jobs and stimulate economic activity in an area where unemployment and poverty are persistent challenges. Through strategic reuse and community-driven planning, the coalition will not only reduce contamination but also restore hope and opportunity to the target areas most sensitive populations.

Community Engagement. e. Project Involvement & f. Project Roles: Project partners will play a vital role in advancing brownfield revitalization by supporting site identification and prioritization, leading community outreach and education, and guiding cleanup and reuse planning.

⁴ CDC Places - <https://www.cdc.gov/places/index.html>

⁵ <https://pedp-ejscreen.azurewebsites.net/>

⁶ dph.sc.gov

⁷ www.marchofdimes.org/peristats/data?top=16



**Williamsburg County Coalition, SC
FY2026 US EPA Brownfields Assessment Coalition Grant**

Name of org.	Entity's mission	Point of contact	Specific involvement in the project or assistance provided
Williamsburg County Development Corp (Lead member)	Improve the quality of life for Williamsburg County citizens and foster a favorable and desirable location for businesses.	Dr. Patricia A Lee, Chairperson, ecodev@wc.sc.gov	Assistance/Decision Making: Steering Committee Meeting members, outreach assistance, site-reuse planning assistance.
Hometown Chamber (Non-lead Kingtree)	Foster economic development, community renewal, and a unified spirit to make the county a better place.	Shannon Coker, Director, WHTC@williamsburgsc.org	Assistance/Decision Making: Steering committee meeting members, community outreach assistance.
Waccamaw Regional COG (All Members)	Connects local governments and citizens to data and information that allows them to make informed decisions and tackle regional problems effectively.	Jerry Oakley, Chairman, [REDACTED]	Assistance/Decision Making: Oversight, support, identifying sites, assistance with grant funding.
Digital Lane Innovation and Training Center (Non-lead Lane)	Provides digital skilling opportunities, coworking space, and networking activities to help residents enhance their knowledge, skillsets, and paychecks.	Mrs. Joann Hughee Executive Director, [REDACTED]	Assistance/Decision Making: Hosting meetings, sharing information, participating in steering committee.
The Antioch Resource Nonprofit (Non-lead Lane)	Empower the community through programs that lessen food insecurity, encourage healthy living, and promote self-sufficiency.	Dr. Hazeline Outram Evans President [REDACTED]	Assistance/Decision Making: Education, participation in community meetings.
New Covenant Fellowship Ministries (Non-lead Kingtree)	Enhance both the spiritual and social needs of our members and the community.	Bishop Wilbur Fulton, n2cfm1@ftc-i.net	Assistance/Decision Making: Sharing outreach updates, participating in community meetings.
Good Hope Baptist Church (Non-lead Greeleyville)	Focus on community and sharing faith, welcoming all backgrounds for worship and service opportunities.	Carlether Nesmith, [REDACTED]	Assistance/Decision Making: Steering committee meeting members, community outreach assistance.

g. Incorporating Community Input: The coalition partners and their residents understand the need for community input to run a successful Brownfield Program, and on January 7, 2026, they announced their intention of applying for a Brownfield Assessment Coalition Grant. The coalition's Brownfield Team (BT) made up of County staff and non-lead coalition member representatives have been discussing the potential for redevelopment of their respective brownfield properties and were happy to share their vision with the local communities. The coalition will continue to be transparent with residents and seek feedback throughout the project. It will engage the residents and project-partners in educational and project update meetings as well as request their input on brownfield site identification and prioritization. Community input and suggestions will be documented during all grant project meetings. Resident suggestions will be discussed during quarterly brownfield meetings, and responses will be posted on the Brownfield Program webpage, which will be developed as part of this grant to allow residents access to periodic updates on the program's status. Target-area, resident-identified sites throughout all coalition member's target areas will be added to the inventory, evaluated with project-partner input, and prioritized based on need, project goals, and the future land-use redevelopment plans. The comments and questions gathered from residents during meetings,



**Williamsburg County Coalition, SC
FY2026 US EPA Brownfields Assessment Coalition Grant**

especially those from residents most affected by the project, will be addressed through the project webpage and at the regularly scheduled County meetings throughout the grant period. Project information will be offered through County and project-partner websites, coalition member’s social media accounts, local/regional publications, and distributed print material to ensure dispersal throughout the coalition’s geographic boundary. A Community Involvement Plan (CIP) will also be created to outline the community engagement activities, schedule, project background, and key players. The CIP will be available for review in the County office and on the brownfield webpage. A Brownfield Program brochure explaining the program will be shared throughout the community at local businesses, coalition member offices, and project-partner’s physical locations throughout the target areas; these brochures will be especially helpful for those residents without internet access. The Project Director will provide project information during regularly scheduled monthly commission meetings, the 12 grant-funded community educational meetings, and charrettes/visioning sessions. Meetings will be promoted through the Brownfields Program webpage, local and state officials, email distribution lists, church groups, and social media. To continue to promote public involvement, educational community outreach events will be conducted via in-person meetings or virtual meetings, when applicable and available, to discuss the grant project and engage the community.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

Description of Tasks/Activities and Outputs:

Task 1: Program Management	
a.	<i>Project Implementation: Non-EPA-funded:</i> The County will procure a qualified environmental professional (QEP) to assist with the Brownfield (BF) Grant project. The County’s BF Project Director will oversee grant implementation and administration to ensure compliance with the EPA Cooperative Agreement work plan, schedule, and terms and conditions. <i>EPA-funded:</i> The QEP will assist in completing ACRES database reporting, yearly financial reporting, quarterly reporting, MBE/WBE forms, and additional programmatic support for the four-year term of the grant. The travel budget allows for three staff to attend three National Brownfields Conferences/BF training workshops.
b.	<i>Anticipated Project Schedule:</i> Procure QEP in Q1. ACRES & quarterly reporting begins in Q1 and continues throughout the grant. Annual reporting and forms created in Q5, Q9, Q13, and final closeout.
c.	<i>Task/Activity Lead:</i> County: Hixon Copp, Executive Director of Economic Development, BF Project Director
d.	<i>Outputs:</i> ACRES database reporting, 4 annual financial reports, 16 quarterly reports, 4 MBE/WBE forms, programmatic support for the four-year grant period. Three staff to attend four conferences.
Task 2: Community Engagement & Site Inventory	
a.	<i>Project Implementation: EPA-funded:</i> CIP, outreach materials, BF webpage, and social media posts will be developed by the County’s BF Project Director with assistance from the QEP. County staff will lead the community/educational meetings discussing project plans and updates. The County’s BF Project Director will work with coalition partners and target-area residents during outreach events to add to the site inventory. Identified abandoned and underused properties will be researched further by County staff using GIS and the property appraiser’s website. QEP will work with County staff to create an evaluation ranking tool to determine the order the sites will be addressed. Supplies: printing of outreach materials (brochures/handouts) and office supplies to manage the grant.
b.	<i>Anticipated Project Schedule:</i> CIP created in Q1. Community/educational meetings held in Q1 & Q3 in Y1–4 throughout the non-lead members’ target areas. BF webpage and outreach materials created in Q1 and posted throughout the grant project. Meeting held in Q1 will continue the preliminary inventory process. Evaluation ranking process begins in Q2 and continues throughout the grant.
c.	<i>Task/Activity Lead:</i> Hixon Copp, Executive Director of Economic Development, BF Project Director
d.	<i>Outputs:</i> CIP, BF webpage, 12 community/educational meetings, brochures/handouts, social media posts, summary of community meetings in EPA-required quarterly reports, evaluation ranking tool, site inventory list.



**Williamsburg County Coalition, SC
FY2026 US EPA Brownfields Assessment Coalition Grant**

Task 3: Assessment	
a.	<i>Project Implementation: EPA-funded:</i> The QEP conducts Environmental Site Assessments (ESAs), starting with the priority sites listed in this application. ASTM-AAI-compliant Phase Is; Generic Quality Assurance Project Plan (QAPP); Phase IIs will include the Sampling and Analysis Plan (SAP). Prior to assessment, site-access agreements and property-eligibility determinations approval will be obtained. National Historic Preservation Act Section 106 consultations will be addressed when applicable.
b.	<i>Anticipated Project Schedule:</i> Assessments begin Q2 and continue throughout the grant project.
c.	<i>Task/Activity Lead:</i> The QEP will implement the technical aspects of the project with oversight from the County: Hixon Copp, Executive Director of Economic Development, BF Project Director
d.	<i>Outputs:</i> 35 Phase I ESAs, 1 Generic QAPP, 20 Phase II ESAs including SAPs, site-access agreements, property-eligibility determinations, Section 106 determinations (if applicable).
Task 4: Reuse Planning	
a.	<i>Project Implementation:</i> Projects identified for cleanup. EPA-funded: The QEP will prepare the Analysis for Brownfield Cleanup Alternatives (ABCA) and/or Cleanup Plans, which include evaluating cleanup alternatives, calculating cleanup costs, and determining site-appropriate remediation and/or reuse planning to reduce health/environmental risks. The QEP will assist the County in hosting charrettes/visioning sessions. A planner will create the following EPA-approved planning documents: Market Study, Site Reuse Vision, BF Area Wide Plan, Resource Roadmap, Equitable Development Activities Plan
b.	<i>Anticipated Project Schedule:</i> Plans and charrettes begin in Q6 and will continue throughout the grant.
c.	<i>Task/Activity Lead:</i> The QEP will implement the technical aspects of the project with oversight from the County: Hixon Copp, Executive Director of Economic Development, BF Project Director
d.	<i>Outputs:</i> 10 ABCAs, 4 vision sessions/charrettes, 1 Market Study, 4 Site Reuse Visions, 1 BF Area Wide Plan, 1 Resource Roadmap, 1 Equitable Development Activities Plan
Task 5: Administrative Indirect Cost: a. – d. See below for the cost breakdown.	

e. Cost Estimates: Below are the anticipated cost estimates for this project based on past brownfield projects as determined by local market standards with contractual hourly rates based on the skills needed for the specific tasks. The budget for this project includes travel, supplies, conference registration (other), contractual costs, and less than the EPA allowable 5% for administration costs. No cost share or matching funds are proposed or required for this project. **Of the budget, 60% will be spent on site-specific work and 30% for area-wide planning activities.**

Task 1 Program Management: Contractual: ACRES database reporting, yearly financial reporting, quarterly reporting, \$25,000 (156.25 hrs × \$160). Travel: 3 staff attend 3 conferences for a total of \$16,650 (flights at \$700, 3 nights in hotel at \$250/night, incidentals and per diem at \$100 per day × 4 days × 3 staff × 3 events). Other: \$2,250 conference registration (\$250 per event per person).

Task 2: Community Engagement & Site Inventory: Contractual: CIP \$3,000 (20 hrs × \$150); BF webpage, outreach brochure/handouts, social media posts \$3,000 (20 hrs × \$150); 12 community/educational meetings \$12,000 (\$1,000 per mtg.; ~7 hours per meeting to include preparation and execution × \$150); BF site inventory and evaluation ranking tool creation \$12,550 (~84 hrs × \$150). Supplies: \$1,550 (\$500 [500 printouts at \$1 each]; \$800 [8 display board printouts at \$100 each]; pens, markers, paper \$250).

Task 3 Assessment: Contractual: 35 Phase I ESAs for \$140,000 (\$4,000 each); 1 Generic QAPP \$7,000; 20 Phase II ESAs including SAP for \$680,000 (\$34,000 each).

Task 4 Reuse Planning: Contractual: 10 ABCAs for \$75,000 (\$7,500 each); 4 vision sessions \$12,000 (\$3,000/meeting); 1 Market Study \$30,000 (Principal Planner: 20 hrs × \$250; Senior Planner: 30 hrs × \$200; PM Planner: 40 hrs × \$175; Support Personnel: 96 hrs × \$125); 4 Site Reuse Visions \$200,000 [50,000 each (Principal Planner: 20 hrs × \$250; Senior Planner: 40 hrs × \$200; PM Planner: 100 hrs × \$175; Support Personnel: 156 hrs × \$125)]; 1 BF Area Wide Plan \$100,000



**Williamsburg County Coalition, SC
FY2026 US EPA Brownfields Assessment Coalition Grant**

(Principal Planner: 40 hrs × \$250; Senior Planner: 80 hrs × \$200; PM Planner: 200 hrs × \$175; Support Personnel: 312 hrs × \$125); 1 Resource Roadmap \$30,000 (Principal Planner: 20 hrs × \$250; Senior Planner: 30 hrs × \$200; PM Planner: 40 hrs × \$175; Support Personnel: 96 hrs × \$125); 1 Equitable Development Activities Plan \$75,000 (Principal Planner: 41 hrs × \$250; Senior Planner: 80 hrs × \$200; PM Planner: 150 hrs × \$175; Support Personnel: 180 hrs × \$125).

Task 5 Administrative Indirect Costs: Costs for the operation and maintenance of facilities and for general administrative functions, including salaries of executive officers, personnel administration, and accounting services \$75,000 (based on average costs and salaries).

Category	Tasks					Totals
	Program Management	Community Engagement & Site Inventory	Assessment	Reuse Planning	Administrative Indirect Costs	
Travel	\$16,650					\$16,650
Other	\$2,250				\$75,000	\$77,250
Supplies		\$1,550				\$1,550
Contractual	\$25,000	\$30,550	\$827,000	\$522,000		\$1,404,550
Total Budget	\$43,900	\$32,100	\$827,000	\$522,000	\$75,000	\$1,500,000

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

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

Programmatic Capability. a. Organizational Capacity, b. Organizational Structure, & c. Description of Key Staff: Williamsburg County has the organizational capacity and experience necessary to successfully administer this EPA Brownfields Assessment Coalition Grant. The County has a proven history of managing complex local, state, and federal grants, including projects related to infrastructure improvements, economic development, and community revitalization. The County will implement a structured governance model to ensure timely and successful expenditure of funds and completion of technical, administrative, and financial requirements. The **Brownfields Project Director**, Hixon Copp, serves as the County’s Executive Director of Economic Development. He will be responsible for strategic oversight and coordination of the project. Mr. Copp brings extensive experience in regional economic development, having previously served as Interim Director of Economic Development for the County. In his current role, he manages all economic development activities for the County and will provide strategic oversight for this grant. The **Brownfields Grants Administrator**, Tashia Harrison, is the County’s Grants Administrator and will assist the project director. She will be responsible for grant administration including reporting, drawdowns coordination, records retention, procurement/compliance documentation and subrecipient monitoring. Ms. Harrison has a strong background in workforce transformation and organizational development, and her expertise in grant administration and community engagement will ensure



**Williamsburg County Coalition, SC
FY2026 US EPA Brownfields Assessment Coalition Grant**

smooth implementation of project tasks. The **Brownfields Finance Director**, Meredith Greene, has served as the County's Finance Director for four years and will oversee all financial aspects of the grant, including fiscal management and drawdowns. Ms. Greene brings experience in project management and financial reporting, and her proficiency in accounting systems and fiscal controls will ensure accurate and timely financial management. A qualified environmental professional (QEP) will be responsible for executing technical environmental tasks.

The coalition will be supported by the Brownfield Advisory Board (BAB). The proposed BAB will be a committee that includes representatives from each coalition member and project-partner. The BAB will advise on the implementation of this grant and use of funds in respect to the Memorandum of Understanding (MOU) agreed on by coalition partners. Coalition partners will work in conjunction to identify sites for assessment; support local communities; fund assessment needs; work with private, public, nonprofit, and local stakeholders to create awareness of the coalition and their associated resources; and provide regular reporting for EPA grant requirements. The County will hold, administer, and disperse funding in a way that abides by the coalition's MOU and best practices. The BAB will work to ensure representation of the various underserved populations by the coalition members and other vital parties. The coalition will work collaboratively to address the brownfield sites across the region.

d. Acquiring Additional Resources: The County will hire a QEP to assist with the technical and reporting aspects of the Brownfield Coalition Assessment Grant, and other contractors needed to complete the project. The EPA Best Practice Guide will be utilized as a reference. It does not alter the requirements of 2 CFR 200.318-.327 and *Williamsburg County Procurement Code (2009)*.

Past Performance and Accomplishments e. Currently Has or Previously Received an EPA Brownfields Grant: (1) Accomplishments: In 2010, Williamsburg County was awarded an EPA Brownfields Assessment Grant for \$400,000 to conduct environmental site assessments and support redevelopment planning. Under this grant, the County successfully completed **five Phase I Environmental Site Assessments (ESAs), one Phase II ESA, one Analysis of Brownfield Cleanup Alternatives, one Public Involvement Plan** and several community meetings. All accomplishments were accurately reported in ACRES at the time of submission. Beyond the completion of assessments, the County achieved additional outcomes, including raising public awareness of Brownfields redevelopment, creating lasting partnerships among stakeholders, and sharing information and resources throughout the community. These efforts strengthened local capacity for future redevelopment projects and fostered collaboration among public and private partners.

(2) Compliance with Grant Requirements: During the 2010 Assessment Grant period, the County adhered to the approved work plan, schedule, and all terms and conditions. Quarterly performance reports, ACRES reporting, and the closeout report were completed on time and accepted by EPA. Out of the \$400,000, only \$77.92 remained at closeout in September 2013. The County demonstrated timely progress toward achieving expected results and maintained transparent communication with the EPA throughout the grant lifecycle. This successful history of managing EPA Brownfields grants illustrates the County's ability to oversee all phases of work, maintain compliance with financial and reporting requirements, and deliver meaningful outcomes for the community. The Brownfield Project Team is skilled in project management and will monitor all grant activities to ensure compliance with all financial reporting requirements. Ms. Harrison and Mr. Copp will input all information into ACRES, and Ms. Greene will track all finances of the grant and complete the draw downs through ASAP.gov.



Williamsburg County Coalition, South Carolina
FY2026 US EPA Brownfields Assessment Coalition

Threshold Criteria

1. Eligibility of Lead and Non-Lead Coalition Members

- a. Williamsburg County, South Carolina (County), is eligible to apply for the EPA Brownfields Assessment Coalition Grant as a local unit of government. Non-lead members of this coalition are the Town of Lane, Town of Hemingway, Town of Greeleyville, and Town of Kingtree. All entities are local units of government pursuant to 2 CFR § 200.64 and are eligible to participate in this project.
- b. The County and the non-lead coalition members are not exempt from Federal taxation under section 501(c)(4) of the Internal Revenue Code.

2. Target Areas

All target areas are unique, do not overlap, and are in four distinct jurisdictions.

- Williamsburg County (lead member) – census tracts 45089970100, 45089970200, 45089970400, 45089970900
- Town of Lane (non-lead member) – town limits
- Town of Hemingway (non-lead member) – town limits
- Town of Greeleyville (non-lead member) – town limits
- Town of Kingtree (non-lead member) – town limits

3. Non-lead Member(s) that Never Received an EPA MARC Grant

None of the non-lead members, Towns of Lane, Hemingway, Greeleyville, or Kingtree, have received an 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

- a. The County, as the lead coalition member, attests that it has the legal authority to receive and administer EPA Brownfields Assessment Coalition Grant funds on behalf of the non-lead coalition members, the Towns of Lane, Hemingway, Greeleyville, and Kingtree, to conduct the proposed grant activities. This authority is granted through the County's organizational structure and governing documents, which authorize regional program administration and expenditure of funds for multijurisdictional projects.
- b. Not Applicable.

5. Coalition Agreement

Letters signed by each non-lead coalition member citing the agreement to participate in the EPA Brownfield Assessment Coalition Grant are attached.

6. Community Involvement

The coalition partners and their residents understand the need for community input to run a successful Brownfield Program, and on January 7, 2026, they announced their intention of applying for a Brownfield Assessment Coalition Grant. The coalition's Brownfield Team (BT) made up of County staff and non-lead coalition member representatives have been discussing the potential for redevelopment of their respective brownfield properties and were happy to



Williamsburg County Coalition, South Carolina FY2026 US EPA Brownfields Assessment Coalition

share their vision with the local communities. The coalition will continue to be transparent with residents and seek feedback throughout the project. It will engage the residents and project-partners in educational and project update meetings as well as request their input on brownfield site identification and prioritization. Community input and suggestions will be documented during all grant project meetings. Resident suggestions will be discussed during quarterly brownfield meetings, and responses will be posted on the Brownfield Program webpage, which will be developed as part of this grant to allow residents access to periodic updates on the program's status. Target-area, resident-identified sites throughout all coalition member's target areas will be added to the inventory, evaluated with project-partner input, and prioritized based on need, project goals, and the future land-use redevelopment plans. The comments and questions gathered from residents during meetings, especially those from residents most affected by the project, will be addressed through the project webpage and at the regularly scheduled County meetings throughout the grant period. Project information will be offered through County and project-partner websites, coalition member's social media accounts, local/regional publications, and distributed print material to ensure dispersal throughout the coalition's geographic boundary. A Community Involvement Plan (CIP) will also be created to outline the community engagement activities, schedule, project background, and key players. The CIP will be available for review in the County office and on the brownfield webpage. A Brownfield Program brochure explaining the program will be shared throughout the community at local businesses, coalition member offices, and project-partner's physical locations throughout the target areas; these brochures will be especially helpful for those residents without internet access. The Project Director will provide project information during regularly scheduled monthly commission meetings, the 12 grant-funded community educational meetings, and charrettes/visioning sessions. Meetings will be promoted through the Brownfields Program webpage, local and state officials, email distribution lists, church groups, and social media. To continue to promote public involvement, educational community outreach events will be conducted via in-person meetings or virtual meetings, when applicable and available, to discuss the grant project and engage the community.

7. **Expenditure of Existing Grant Funds**

All coalition members affirm that they do not have an open EPA Brownfields Assessment Grant or Multipurpose Grant.

8. **Contractors and Named Subrecipients**

Not Applicable.