



Application Information Sheet

R04-26-A-072

Applicant Identification	County of Charleston 4045 Bridge View Dr North Charleston, SC 29405	
Website URL	Charleston County: https://www.charlestoncounty.org City of North Charleston: https://www.northcharleston.org Lowcountry Alliance for Model Communities: https://lamcnc.org	
Funding Requested	Grant Type: Assessment Coalition Federal Funds Requested: \$1,500,000	
Location	All activities and expenditures will occur within Charleston County boundaries. Lead Member: County of Charleston – Charleston County, SC Non-lead Members: <ul style="list-style-type: none"> • City of North Charleston – Charleston County, SC • Lowcountry Alliance for Model Communities – Charleston County, SC 	
Coalition Members' Target Areas and Priority Site Information	County of Charleston, Target Area #1: Highway 162 Corridor <i>Priority Sites:</i> <ul style="list-style-type: none"> • Gorman Brothers Align & Brakes: 6169 SC-162, Hollywood, SC, 29449 • Old Smoak's TV Shop: 6237 SC-162, Hollywood, SC, 29449 City of North Charleston, Target Area #2: Rivers Ave Corridor <i>Priority Sites:</i> <ul style="list-style-type: none"> • Former Baker Hospital Site: 2710 Speissegger Dr, North Charleston, SC, 29405 • Former Kmart on Rivers Ave: 3725 Rivers Ave, North Charleston, SC, 29405 Lowcountry Alliance for Model Communities, Target Area #3: Neck Area <i>Priority Sites:</i> <ul style="list-style-type: none"> • Rosemont Park: 2224 Peace St, Charleston, SC 29405 • Coach Stanley Chisolm Park: 2055 Austin Ave, Charleston, SC 29405 	
Population	Population of Target Area #1: 789 Population of Target Area #2: 13,804 Population of Target Area #3: 2,126	
Other Factors		Page #
Community population is 15,000 or less.		2, 3
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.		N/A
The priority site(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).	4
The priority site(s) is in a federally designated flood plain.	4
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	3, 4, 6
The reuse of the priority site(s) will incorporate energy efficiency measures.	3, 4, 6
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	5, 6
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.	N/A
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	N/A
Letter from the State or Tribal Environmental Authority	Attached
Releasing Copies of Applications	This application contains no confidential business information (CBI). All Point of Contact information may be considered sensitive and should be redacted for public release.



SC DEPARTMENT of
**ENVIRONMENTAL
SERVICES**

Mihir Mehta, P.E., Assistant Bureau Chief
Bureau of Land and Waste Management
2600 Bull Street
Columbia, SC 29201

January 28, 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
Charleston 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 Charleston County's application for a Brownfields Assessment Coalition Grant. The Coalition comprises the County of Charleston, the City of North Charleston, and the Lowcountry Alliance for Model Communities.

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 Chris Kaibery, member of my staff, at 803-898-0924 or Christopher.Kaibery@des.sc.gov.

Sincerely,

A handwritten signature in blue ink that reads "M P Mehta".

Mihir Mehta, P.E., Assistant Bureau Chief
Bureau of Land and Waste Management

CC: Wendy Boswell, Area Director – BRLS Charleston
Preston Mousseau, Manager, Brownfields Program
Chris Kaibery, Project Manager, Brownfields Program



(1) PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Coalition Members, Target Areas, and Brownfields | **a. Coalition Members:** The Charleston County, South Carolina (the “County”) is the lead coalition member joined by non-lead members - the City of North Charleston (the “City”) and Lowcountry Alliance for Model Communities (LAMC) – for this EPA Brownfields Assessment Coalition Grant application. The City is a local government and LAMC is a longstanding nonprofit serving historic neighborhoods through housing, economic development, education, and community advocacy. These non-lead members lack the capacity to independently apply for or manage an EPA Brownfields Grant. Coalition participation allows them to leverage the County’s technical, financial, and compliance resources while contributing local expertise. LAMC brings deep community knowledge and experience leading outreach, facilitating meetings, and supporting neighborhood revitalization, though it lacks the staff capacity and prior EPA or federal grant experience. Similarly, City staff are at capacity, working with a lean City budget, and do not have enough experienced staff and are unable to hire full-time brownfields personnel. Through the coalition, all three members will gain access to assessment funding, technical assistance, and coordinated support of their shared mission of advancing economic opportunities, housing development, and disaster preparedness across the region.

b. Overview of Brownfield Challenges and Description of Target Areas: Charleston County (pop. 433,062), South Carolina is the geographic boundary for this grant. The County is located along the Atlantic coast, shaped by tidal rivers, marshes, and barrier islands, and bordered by the Ashley, Cooper, and Stono Rivers. Its deep-water port and navigable waterways have long established the County as a regional hub for freight, logistics, and industrial activity. Historically, the County’s economy centered on agriculture, shipping, and industry—from 18th-century rice and indigo plantations to 20th-century naval shipbuilding and phosphate-related industries. With river deposits and geologic formations rich in phosphates, Charleston became the center of [the “superphosphate” fertilizer industry in the late 1800s to early 1900s, contributed to over 20% of the state’s economy](#) (SC DES, 2026). The [industry took a sharp decline in the mid-1900s](#) due to [hurricane damage, market competition, and political factors](#) (Shuler, K. and Bailey, R., 2004; McKinley, S., 2016) Although a short-lived boom, the industry left behind widespread soil and groundwater contamination (especially lead and arsenic) through urban and rural areas of the County. Other industries followed similar trends with the [most recent decline in manufacturing following the 1996 closure of the 91-year-old, 1,600-acre Charleston Navy Base, which resulted in the direct loss of 6,272 civilian jobs and 8,722 military jobs from the county’s largest employer](#) (Shenon, P., 1997).

With over a century of industrial booms and busts, communities near the former Naval base, Port of Charleston, freight corridors, and abandoned industrial and commercial sites have experienced persistent poverty, blight, and aging infrastructure. This pattern is echoed in Charleston’s rural communities, where economic conditions are slower to recover from regional downturns and the loss of jobs, agricultural activity, and small business opportunities. Urban neighborhoods and small towns are dotted with abandoned commercial buildings, former industrial facilities, and vacant infill properties, many of which have known or suspected contamination due to historic uses or proximity to industry. In 2025, the County created a GIS-based brownfields inventory, which has identified 122 sites, including 72 commercial properties, 16 industrial sites, and 24 vacant parcels, many in low-lying or flood-prone areas with high socioeconomic vulnerability. This inventory continues to grow as local stakeholders recognize that hundreds more underutilized or potentially contaminated parcels remain undocumented, reflecting a broad and persistent legacy of environmental and economic challenges. Real or perceived contamination prevents these sites from being redeveloped; however, yet such investments are critical to addressing growth that is outpacing County and local government efforts to provide adequate infrastructure, housing, and community resources. [Over 40 new people moving to the County each day and the labor force grew 2.5x faster than the U.S. average from 2014-2024](#) (Charleston Regional Development Alliance, 2026), stressing the urgent need for workforce housing. [Over 40% of dedicated affordable housing¹ in the County is highly vulnerable to flooding with a 1 in 4 chance of annual flooding within a 30-year period](#) (Multi-Hazard Vulnerability Assessment, 2024). However, the County is experiencing more frequent flooding these past few years with annual

¹ Affordable defined by assisted or subsidized housing.



impacts from hurricanes and tropical storms – Hurricane Helene (2024), Tropical Storm (TS) Debbie (2024), Hurricane Idalia (2023), and Hurricane Ian (2022). Growth trends and flooding risk are driving displacement of low-to-moderate income residents unable to keep up with home repairs and the rising cost of living. These challenges are not confined to urban cores; they are increasingly affecting rural communities, which are already managing long-standing challenges and often lack the capacity or infrastructure to keep pace with growth.

This EPA Brownfields Assessment Coalition Grant is critical for activating the County’s strategy to turn brownfield challenges into opportunities to advance housing expansion, infrastructure improvements, flood mitigation, economic development, and community resilience. In 2025, the County and its coalition members developed a *Brownfields Strategic Plan* that drew on findings from the County’s 2024 *Multi-Hazard Vulnerability Assessment* (MHVA). The Plan aims to establish actionable strategies that incentivize brownfields redevelopment in high-need communities and generate measurable improvements in community well-being and resilience. The Plan identified three target areas (TAs) based on community need, brownfield concentration, flood vulnerability, and the community’s readiness to leverage investment for accelerated redevelopment.

TA #1: Highway (Hwy) 162 Corridor (Coalition Member: County of Charleston) (pop. 789): Hollywood is a rural town in western Charleston County anchored by the historic Hwy 162 corridor. The TA extends three miles along Hwy 162, from Salters Hill Road and Towles Road in the east to Lower Toogoodoo Creek in the west, and spans roughly half a mile north and south, encompassing portions of census tracts (CTs) 0025.04 and 0025.03. Hollywood developed in the late-19th and early-20th centuries as a small agricultural village along the Atlantic Coast Line Railroad and, later, Hwy 162, during a period when political leaders promoted industrialization, urbanization, and economic growth. Farming of fruits and vegetables supported the local economy through much of the 20th century, with approximately 500 residents employed in agriculture and related facilities along Hwy 162 in 1949. By the 1960s, competition from lower-cost agricultural regions led to a sharp decline in farming, the closure of key facilities, and a population drop to fewer than 400 residents, which reduced local tax revenues and heightened economic vulnerability. Efforts to replace lost jobs, including a proposed Sikorsky Aircraft plant in 1969, were unsuccessful. As growth shifted elsewhere, Hollywood became a bedroom community, reaching nearly 5,300 residents by 2020. [Fewer than 50% of residents \(2,480\) are employed locally, with most commuting 20-30 miles out of town for work](#) (University of South Carolina, 2022). An estimated 20+ properties along the corridor are now vacant, deteriorated, or environmentally suspect, creating challenges and limiting the Town’s capacity to address infrastructure and redevelopment needs. The area is characterized by aging infrastructure, low-lying parcels prone to flooding, and concerns about legacy contamination. EPA Brownfields funding will support site assessments, reduce uncertainty around suspected contamination, and provide the capacity needed to responsibly guide reuse and stabilize the corridor, resources local funding alone cannot provide.

TA #2: Rivers Avenue Corridor (Coalition Member: City of North Charleston) (pop. 13,804) – The City of North Charleston, South Carolina’s third-largest city, is a regional economic engine shaped by a legacy of military-industrial development, demographic shifts, and rapid urban transformation. The corridor (CTs: 0040, 0043, and portions of 0039, 0038, 0037, 0055, 0044, and 0054) stretches 2.85-mile from Hedgewood Street and Christopher Street in the north to the Port Access Road overpass at the City line in the south, extending roughly one mile west and half a mile east, encompassing key commercial, industrial, and residential areas. Historic growth along the corridor was driven by the Charleston Naval Base and Shipyard, which employed tens of thousands until its closure in 1996. This left dozens of vacant or underutilized brownfield sites—including former shipyard facilities, maintenance yards, and adjacent commercial parcels—forming a cluster of environmentally impacted land bordering residential neighborhoods and major roadways, creating a concentrated barrier to revitalization. While the City has rebounded with major employers like Boeing South Carolina and the expanding Port of Charleston, many residents in low-income neighborhoods remain in close proximity to brownfields. These legacy sites contribute to local blight, depress property values, limit economic opportunity, and exacerbate vulnerabilities to flooding, extreme heat, and sea-level rise, underscoring the persistent environmental and social impacts on nearby residents. Redevelopment efforts guided by the *PRIME North Charleston Plan* (2020) and the



North Charleston Community Master Plan (2019) emphasize intentional investment, affordable housing, and environmental resilience. Revitalization along the Corridor will remediate legacy contamination, support community-driven redevelopment, and strengthen resilience to intensifying weather events.

TA #3: Neck Area (Coalition Member: LAMC) (pop. 2,126) – The Neck Area TA (CTs: portions of 0040 and 0054) spans the narrow section of the Charleston peninsula from the Port Access Road and Rivers Avenue overpass in the north (City line) to Midford Street in the south, bound by the Ashley River to the west and the Cooper River to the east, which were known for their rich phosphate deposits and emerged as major center for the phosphorous fertilizer industry. This corridor includes the historic Rosemont community, a longstanding low-income neighborhood that has faced severe flooding, aging infrastructure, and economic challenges. Historically, the area supported agriculture and river-based commerce, including small farms and plantations producing rice, indigo, and later truck crops, before transitioning to light industrial and maritime operations such as boat repair, small manufacturing, shipping support services, and warehouses. Construction of I-26 disrupted traditional land use, fragmented neighborhoods, and reduced local economic opportunities. Recently, many industrial and commercial sites have closed or downsized, leaving underutilized parcels, vacant lots, and legacy environmental contamination, while ongoing development pressures and flood risk continue to threaten community stability. Targeted brownfields investment in the Neck Area offers an opportunity to remediate environmental hazards, revitalize underutilized parcels, strengthen infrastructure, and enhance resilience to flooding and sea-level rise. Investments can support community-driven economic and housing initiatives, preserve the area’s cultural and ecological heritage, and promote long-term sustainability, strategic growth, and community cohesion.

c. Description of the Priority Brownfield Sites: Charleston County and its Coalition members have inventoried more than 122 potential brownfield sites across the TAs through ongoing planning efforts, coordination with municipal governments and partner organizations, and requests for assistance from property owners and service providers seeking to advance redevelopment projects. The inventory includes 72 commercial properties, 16 industrial properties, and 24 vacant parcels, reflecting the County’s historic agricultural, industrial, maritime, and transportation-related land uses, and ranges in size from small infill parcels to multi-acre properties. From this broader inventory, the Coalition has prioritized six sites based on their potential to **(1) support economic growth and job creation, (2) create community resources/assets, (3) address known environmental contamination, and (4) create resilient infrastructure that reduces property risk from flooding and extreme weather.**

Priority Site	Historic/Current Use	Enviro. Risks ²	Funding Needs ^{3,4}	Reuse Plan/Why A Priority
Gorman Brothers Align & Brakes (TA #1) 0.22 acres 6169 SC-162, Hollywood, SC, 29449	Former auto repair shop built 1982; corner lot with community recognition; structure includes service bays and office; currently vacant.	TPH, VOCs, Heavy Metals	Phase I ESA; Phase II ESA; RBM survey; Highest & Best Use Study	<i>Reuse:</i> Transform into a café or co-working space with streetscape enhancements, benches, bike racks, permeable paving, rain gardens, energy-efficient building systems, and interpretive signage highlighting local industrial history, strengthening walkability and neighborhood identity. <i>Priority Criteria:</i> Economic growth
Old Smoak’s TV Shop (TA #1) 0.27 acres 6237 SC-162, Hollywood, SC, 29449	Former appliance/electronics store; Town Center location; currently vacant and blighted.	Asbestos, LBP, solid waste (illegal dumping)	Phase I ESA; Phase II ESA; RBM survey; Highest & Best Use Study	<i>Reuse:</i> Establish a makerspace for crafts, Lowcountry arts, or culinary startups, preserving historic architectural elements, incorporating shaded seating, permeable walkways, energy-efficient lighting, and solar-ready infrastructure to foster local creativity, entrepreneurship, and economic growth. <i>Priority Criteria:</i> Economic Growth
Former Baker Hospital Site	Former hospital and phosphate processing plant;	Heavy metals,	Phase I ESA; Cleanup	<i>Reuse:</i> Develop a public park with walking and biking trails, boardwalks through restored wetlands,

² TPH – Total Petroleum Hydrocarbons, LBP- lead based paint, PAHs – Polycyclic Aromatic Hydrocarbons, VOCs – Volatile Organic Compounds

³ ESA – Environmental Site Assessment; RBM – Regulated Building Materials

⁴ Community engagement will be conducted for all priority sites and included in overall outreach efforts.



(TA #2) 102.88 acres 2710 Speissegger Dr, North Charleston, SC, 29405	vacant; mix of highland and wetlands along the Ashley River; donated to CCPRC for park development. In Flood Zones AE, VE and X.	Asbestos, LBP, VOCs, sVOCs	planning; Reuse Planning (Reuse Visioning & Market Study)	canoe/kayak access, native plantings, rain gardens, stormwater retention features, solar-powered lighting, outdoor classrooms, community gardens, and fitness stations, providing recreational, educational, and ecological benefits. <i>Priority Criteria:</i> Economic Growth, Community Asset, Known Contamination, Resilient Infrastructure
Former Kmart on Rivers Ave (TA #2) 10.72 acres 3725 Rivers Ave, North Charleston, SC, 29405	Former retail anchor; urban core location; large vacant building and surface parking.	Asbestos, LBP, VOCs, sVOCs, TPH	Phase I ESA; Phase II ESA; RBM survey; Market Study	<i>Reuse:</i> Mixed-use redevelopment featuring grocery/food hub with local Lowcountry products, small-scale retail, healthcare, and business incubators for residents. Incorporate green infrastructure, rooftop gardens, stormwater features, energy-efficient building systems, solar-ready roofs, shaded pedestrian plazas, and flexible community spaces for pop-up farmers markets, music events, or art fairs. <i>Priority Criteria:</i> Economic Growth, Community Asset, Known Contamination, Resilient Infrastructure
Rosemont Park (TA #3) 1.98 acres 2224 Peace St, Charleston, SC 29405	Public park currently underutilized with poorly infrastructure or amenities. Mostly green space in an area known for flooding (transporting industrial contaminants). In Flood Zone AE.	Heavy Metals, sVOCs, PAHs	Phase I ESA; Phase II ESA; Reuse Visioning	<i>Reuse:</i> Renovate as a community-centered green space with walking paths, shaded seating, native Lowcountry plantings, playgrounds, dog park, and fitness equipment. Include community garden plots, public art reflecting local heritage, and small gathering spaces for events like block parties or storytelling sessions. <i>Priority Criteria:</i> Economic Growth, Community Asset, Suspected Contamination, Resilient Infrastructure
Coach Stanley Chisolm Park (TA #3) 28.34 acres 2055 Austin Ave, Charleston, SC 29405	Public green space along Ashley River currently used as an informal sports field; adjacent to the former Stono Phosphate Works site, a historic phosphate fertilizer manufacturing location. In Flood Zone AE.	TPH, PAHs, VOCs, and heavy metals from off-site impact	Phase I ESA; Phase II ESA; Reuse Visioning	<i>Reuse:</i> Update into a community park featuring multi-use sports fields, walking and biking trails, shaded picnic areas, and fitness stations. Integrate public art celebrating local history, native Lowcountry landscaping, stormwater-friendly design, and flexible spaces for farmers' markets, block parties, and outdoor classes. <i>Priority Criteria:</i> Community Asset, Known Contamination, Resilient Infrastructure

d. Identifying Additional Sites: Charleston County maintains a GIS-based brownfield inventory of sites identified by coalition members and community partners through ongoing planning efforts. The inventory is updated in real time by County staff, coalition members, community stakeholders, business owners, and residents who report potential sites a GIS survey. Requests for inclusion are reviewed by the Coalition through a structured process that considers factors such as the severity of environmental contamination, redevelopment potential, community impact, and alignment with local planning priorities. Sites are evaluated using standardized criteria, and those meeting thresholds for environmental risk and community benefit are added to the inventory and flagged for potential assessment. The Coalition’s mission is to source projects through community participation and create opportunities to strengthen engagement. To date, the Coalition and community members have identified 122 potential brownfields and will continue to grow the inventory throughout the assessment grant period, ensuring that priority sites reflect both environmental need and community-driven redevelopment opportunities.

Revitalization of the Target Areas | e. Reuse Strategy and Alignment with Revitalization Plans: The proposed reuse strategies for priority brownfield sites are aligned with local and regional revitalization plans and developed in consultation with residents, community organizations, government agencies, and local businesses. The Coalition’s strategy reflects guidance from multiple planning documents, including the Town of Hollywood *2020 Comprehensive Plan*; Charleston County *2023–2028 Comprehensive Economic Development Strategy (CEDS)*;



PRIME North Charleston Comprehensive Plan (2020); Rivers Avenue Connectivity Study (2020); Lowcountry Rapid Transit (LCRT) Plan; Partnership for Prosperity: A Master Plan for the Neck Area; the City of Charleston City Plan (2021), and Charleston County’s 2024 Multi-Hazard Vulnerability Assessment (MHVA) and 2025 Brownfield Strategic Plan. By aligning brownfield redevelopment with these planning initiatives, the Coalition ensures projects advance shared growth, economic opportunity, infrastructure resilience, and preservation of historic and cultural assets, while mitigating exposure to flooding, extreme heat, and other hazards.

Site	Plan Alignment	Alignment
Gorman Brothers Align & Brakes	<i>Town of Hollywood 2020 Comprehensive Plan; 2023–2028 CEDS; 2024 MHVA; 2025 Brownfields Strategic Plan</i>	Catalyze local economic growth and workforce development by supporting new industries while reducing environmental hazards.
Former Smoak’s TV Property	<i>Town of Hollywood 2020 Comprehensive Plan; 2023–2028 CEDS; 2024 MHVA; 2025 Brownfields Strategic Plan</i>	Return underutilized property to productive commercial/mixed-use use and enhance resilience in hazard-prone areas.
Former Baker Hospital	<i>PRIME North Charleston Plan; Rivers Avenue Connectivity Study; LCRT Plan; 2024 MHVA; Brownfields Strategic Plan</i>	Transform a flood-prone, vacant site into a community green space supporting recreation, heat/flood mitigation, and cultural interpretation.
Former Kmart, Rivers Avenue	<i>PRIME North Charleston Plan; Rivers Avenue Connectivity Study; LCRT Plan; 2024 MHVA; Brownfields Strategic Plan</i>	Redevelop into a mixed-use grocery/retail site to catalyze economic growth, support food access, and improve infrastructure resilience.
Rosemont Park	<i>Partnership for Prosperity; 2024 MHVA; the City of Charleston City Plan; Brownfields Strategic Plan</i>	Enhance neighborhood quality of life by creating accessible green space, recreational amenities, and resilient landscaping that mitigates flooding and heat exposure.
Coach Stanley Chisolm Park	<i>Partnership for Prosperity; 2024 MHVA; the City of Charleston City Plan; 2025 Brownfields Strategic Plan</i>	Develop a community-centered recreational and cultural space with accessible amenities, environmental improvements, and hazard-resilient design.

f. Outcomes and Benefits of Reuse Strategy: The cleanup and redevelopment of the priority brownfield sites will generate economic, social, and environmental benefits that advance resilient and sustainable community growth. **Economic Benefits:** (1) *Job Creation and Private Investment:* Grant-funded activities are expected to generate 10-15 temporary jobs in environmental assessment, site cleanup, and redevelopment oversight. In addition, the redevelopment of the priority sites is expected to support long-term employment opportunities in park maintenance, retail operations, property management, and community programs. According to national data, [every \\$100,000 of EPA Brownfields grant funding creates an average of 10 direct jobs](#) (EPA, 2026), and grant-funded cleanup often signals opportunities for additional private investment. Charleston County anticipates leveraging \$2–3 million in private investment for commercial, mixed-use, and residential development following cleanup and redevelopment of priority sites. (2) *Property Value Stabilization:* Following assessment, remediation of underutilized parcels will [stabilize and increase nearby property values by 5–15%](#) based on national studies (EPA, 2026). By removing environmental hazards and preparing sites for productive reuse, these activities will reduce blight, improve neighborhood appeal, and create conditions conducive to additional private reinvestment. (3) *Community-Oriented Commerce and Services:* Revitalization of the priority sites is expected to enable small-scale, community-serving businesses, such as grocery stores, retail shops, artisan vendors, and co-working spaces. These improvements will enhance access to goods and services, support local entrepreneurship, and demonstrate the potential for sustained economic growth in the TAs.

Non-Economic Benefits: (1) *Housing and Community Development:* Rehabilitation of commercial, industrial, and vacant brownfield parcels along Hwy 162 will return over 135 acres of infill land to productive use. Planned redevelopment includes adaptive reuse of 20,000+ square feet of commercial/retail space and creation of 100+ workforce housing units, (2) *Flood and Extreme Weather Mitigation:* Redeveloped sites will implement strategies identified in the Charleston County 2024 MHVA, including green infrastructure, site-sensitive grading, stormwater retention features, and flood-adaptive landscaping. Collectively, these measures are expected to manage millions of gallons of stormwater annually, reduce localized flooding during high-rainfall events, and lower erosion risk in adjacent neighborhoods. By converting impervious or contaminated parcels into flood-adaptive landscapes, the



project will also mitigate urban heat impacts and enhance resilience to increasingly frequent storm events. (3) *Public and Recreational Green Space*: Redevelopment of priority sites is expected to create approximately 135 acres of parks and green space, including both brand-new areas and previously underutilized parcels that have been significantly rehabilitated to become fully usable. Recreational amenities will include over 10 miles of walking and biking trails, boardwalks, community gardens, outdoor classrooms, and seating areas, improving neighborhood connectivity and encouraging outdoor physical activity. Urban tree (50+) canopies, green streets, and green spaces (100+ acres) developed through green infrastructure will provide peaceful places for residents to enjoy, promote outdoor recreation, and strengthen social ties between neighbors. These spaces will also enhance safety, reduce heat exposure and stress, and contribute to overall community well-being as part of broader site reuse strategies (EPA, 2025). (4) *Community Cohesion and Access*: Streetscape improvements, pedestrian-friendly design, and neighborhood gathering spaces will promote safe mobility, encourage social interaction, and support dozens of local events, festivals, and youth programming annually. Cultural interpretation and public art will strengthen neighborhood identity and pride, creating vibrant, connected spaces that foster a sense of belonging and community well-being. (5) *Energy Efficiency and Renewable Energy Opportunities*: Buildings and redeveloped parcels will incorporate energy-efficient lighting, thermostats, and appliances and low-flow fixtures, achieving estimated energy and water savings of 15–30% compared to conventional redevelopment. Larger parcels may also support solar installations, reducing long-term energy costs and environmental impacts.

Strategy for Leveraging Resources | g. Resources Needed for Site Reuse: The Coalition is well-positioned to leverage federal, state, local, and philanthropic resources to advance priority brownfield site reuse beyond assessment. Its eligibility is strengthened by Charleston County’s direct authority over local planning and redevelopment, formal partnerships with SC DHEC and municipalities, administration of county programs supporting brownfield reuse, and focus on rural, economically distressed communities identified in TA-specific and regional planning documents. Potential funding sources include: (1) SC Department of Environmental Services (DHEC) Brownfields and Voluntary Cleanup grants (up to \$250,000 per site); (2) Community Economic Development Fund and SC Housing Trust Fund (\$500,000-\$1M for infrastructure, adaptive reuse, and community-serving projects); (3) Community Development Block Grants (CDBG) through Charleston County (~\$1.8M annually) and the City of Charleston (~\$935,000 annually); (4) philanthropic foundations, including Coastal Community Foundation and Charleston Parks Conservancy (\$50,000-\$500,000 for parks, green space, and cultural programs); (5) national/regional competitive programs, including AARP Community Challenge (\$10,000-\$50,000) and clean energy financing; (6) Tax Increment Financing districts (\$100,000+ annually for infrastructure and amenities); (7) state and federal resilience/hazard mitigation programs (\$50,000-\$500,000 per project for green infrastructure, flood reduction, and energy efficiency); and (8) County programs, such as the Uniform Tax Exemption Policy for affordable housing and the County Greenbelt Program for greenspace acquisition. An EPA Brownfields Assessment Coalition grant will serve as a catalyst to unlock these resources by funding Phase I and II Environmental Site Assessments and community-guided reuse planning. Sequencing assessment, planning, and engagement reduces uncertainty for investors and funders, strengthens grant competitiveness, and builds community support. Integrating energy efficiency, solar-ready infrastructure, green stormwater management, native plantings, and public art into reuse strategies further positions sites to access clean energy, resilience, and disaster-focused funding programs.

h. Use of Existing Infrastructure: Existing infrastructure—including water, sewer, and streets—is generally sufficient across the TAs and at priority sites to support redevelopment. This grant will support planning to efficiently leverage these utilities, roads, and site features. If upgrades are needed—such as improved stormwater management, accessible pathways, lighting, or utility enhancements—the County will pursue previously described funding sources (Section 1g), including CDBG, resilience programs, and philanthropic support. By sequencing EPA-funded assessment and planning with these funding sources, the County can identify infrastructure needs, reduce uncertainty, and ensure priority sites become resilient, community-serving assets.

(2) COMMUNITY NEED AND COMMUNITY ENGAGEMENT



Community Need | a. Community's Need for Funding: Communities in the County—like Hollywood, North Charleston, and the Neck Area—face persistent economic and fiscal challenges that limit their ability to address brownfields. These neighborhoods have low populations, constrained tax bases, and limited municipal or nonprofit staffing, reducing capacity to fund environmental assessment, remediation, or reuse planning. In North Charleston and the Neck Area, brownfield parcels are often located in flood-prone areas or along tidal waterways, making these sites especially vulnerable to storm surge, high tides, and hurricanes. Flooding exacerbates contamination risks and complicates reuse of brownfield properties, impeding infrastructure upgrades, safe housing development, and small business operations. High-tide and storm-related flooding events in Charleston County have increased from roughly 10-25 per year in the 1990s to nearly 90 in 2019, with projections of 60–100 flood days per year by 2050 (Charleston County, 2024). These major storms create significant economic strain, diverting public and philanthropic funding to recovery efforts leaving a deficit to fund brownfields projects - [Hurricane Helene \(>\\$1.3B\)](#), [TS Debbie \(\\$30M\)](#), and [Hurricane Ian \(\\$41M\)](#) (SC Emerg. Mgmt. District, 2025).

Economic indicators further demonstrate constrained local capacity. Poverty rates in North Charleston and Neck Area TAs are approximately 20%-24%, nearly double the countywide rate of 11%, and median household incomes range from ~\$43,000-\$79,000, compared with ~\$107,000 countywide, ~\$72,000 statewide, and ~\$92,000 nationally. Unemployment in these areas is 5.6-7.9%, exceeding county (3.7%), state (4.6%), and national (4.3%) averages (ESRI Demographics, 2025). These factors, combined with limited local tax revenue and long-standing disinvestment, leave residents, nonprofits, and local governments with few resources to assess or remediate brownfield sites. As a rural community, Hollywood faces additional constraints. With ~5,600 residents, a low tax base, and minimal municipal staffing, the town has limited ability to pursue grants for assessment, remediation, or redevelopment. Within the Hollywood TA (pop. 789), the median household income is ~\$80,000 and per capita income is ~\$43,000, below county (\$107,000 and \$70,000), state (\$72,000 and \$41,000), and national (\$92,500 and \$51,000) averages (ESRI Demographics, 2025). Across the TAs, municipal budgets and regional investments are generally prioritized for disaster response and public safety, leaving brownfield redevelopment underfunded and deferred. [Recent statewide flood- and storm-related assistance in South Carolina exceeded \\$323M, with hundreds of public projects totaling over \\$1.3B, and National Flood Insurance Program claims—including many in Charleston—totaled more than \\$9.7M](#) (SC Emerg. Mgmt. District, 2025). This grant will help fill critical funding and technical gaps in under-resourced communities by supporting environmental assessment, reuse planning, and community engagement to safely remediate and sustainably redevelop brownfields.

b. Health or Welfare of Sensitive Populations: The TAs include populations especially vulnerable to environmental and socio-economic stressors, including children, older adults, individuals with chronic conditions, and households with limited access to healthcare and social services. These groups face [disproportionate health challenges](#) linked to legacy industrial uses, aging infrastructure, and contaminated or underutilized properties (SC Department of Public Health, 2024). In North Charleston and the Neck Area, lower incomes (median household incomes of \$43,114 and \$64,978, respectively), higher poverty rates (20% and 24% of households below the federal poverty level), and elevated uninsured rates (19.1% in North Charleston and 16.7% in the Neck Area) contribute to poorer health outcomes and limited access to preventive care (U.S. Census Bureau, 2024). Hollywood's rural residents experience additional barriers due to geographic isolation, limited healthcare access, [transportation constraints, and longer emergency response times](#) (SC State Health Assessment, 2023), compounding risks for seniors and low-income households. Sensitive populations make up significant portions of the TAs: children 16%, seniors 26% in the Hollywood TA; children 22%, seniors 18% in the North Charleston TA; children 16%, seniors 23% in the Neck Area TA (ESRI Demographics, 2025). [Children in low-income households face heightened exposure](#) to contaminated soils, air pollutants, and flood-related hazards, while [older adults and those with chronic conditions are more susceptible to exacerbated illnesses, hospitalizations, and economic shocks](#) (Francis et al., 2018; EPA, 2025). Structural barriers—including [disparities in insurance, housing affordability, and healthcare access](#)—amplify these risks, particularly in lower-income and rural areas.



Brownfield sites and environmental hazards compound these vulnerabilities. Many priority parcels and surrounding neighborhoods are in flood-prone areas, where contaminated soils or groundwater can be mobilized during storms. Without environmental assessment and risk-informed planning, brownfields create ongoing exposure pathways through flooding, vapor intrusion, and dust, disproportionately affecting populations least able to absorb health or economic shocks. The grant will identify contamination and environmental threats at brownfield sites that disproportionately impact children, older adults, and residents with chronic conditions, guiding cleanup and reuse strategies that reduce exposures and improve neighborhood health and safety.

c. Greater Than Normal Incidence of Disease and Adverse Health Conditions: Health data for CTs within all three TAs indicate a greater-than-normal burden of chronic and respiratory disease compared to County averages. Countywide adult prevalence rates are approximately 8.8% for asthma, 32.3% for high blood pressure, 5.7% for COPD, 12.0% for diabetes, 5.5% for heart disease, and 8.6% for cancer (CDC Places, 2023). In contrast, multiple CTs within the TAs exceed these levels. In TA #2, asthma reaches 12%, COPD 13.5%, high blood pressure affects up to 50.4% of residents, and diabetes reaches 24%. In TA #3, several tracts show asthma rates above 11%, cancer prevalence up to 10%, COPD 9%, high blood pressure exceeding 48%, and diabetes exceeding 20%. Portions of TA #1 also exceed county averages for asthma (9.8%), high blood pressure (45.6%), COPD (9.7%), diabetes (19.5%), heart disease (8.8%), and cancer (9.7%). These data demonstrate that residents of the TAs experience consistently higher rates of respiratory, cardiovascular, and cancer-related conditions, with TA #2 showing the most pronounced disparities (CDC Places, 2023). These elevated disease burdens are concentrated in neighborhoods historically situated near industrial and commercial operations, port and rail infrastructure, major roadways, petroleum-related facilities, and aging institutional structures. Many priority brownfield sites contain residual petroleum, heavy metals, asbestos, lead-based paint, mold, and other contaminants, and flood-prone, low-lying areas can redistribute pollutants during rainfall or storm events. Proximity to these hazards, combined with aging infrastructure and limited adaptive capacity, contributes to cumulative exposure risks for children, older adults, and residents with pre-existing conditions. By prioritizing assessment and planning for brownfield sites in flood-prone and economically distressed areas, the grant will stabilize neighborhoods, protect property and infrastructure, and support long-term economic, social, and environmental resilience.

d. Economically Impoverished/Disproportionately Impacted Populations: The TAs include neighborhoods experiencing concentrated economic hardship and disproportionately high environmental risk compared to the County and Nation. TA #2 faces the most acute distress, with 20–22% of households below the federal poverty level—nearly double the county rate (11%) and approaching twice the national rate (12%)—median household income of \$43,000–\$79,000 (vs. \$107,000 county), and unemployment of 5.6–8.5% (vs. 3.7% county, 4.3% national). Residents contend with aging infrastructure, industrial corridors, and flood-prone wetlands, compounding storm and residual contamination risks. TA #3 reflects rapid population (6.1%) and housing growth (7.8%) and high business density (86.9 businesses per square mile, 284% above the county average), including major industrial employers such as Kinder Morgan (\$1.12B revenue). Limited housing, amenities, and services exacerbate environmental exposures and displacement pressures from development and gentrification. TA #1, a smaller rural community, has a median household income of ~\$80,000, per capita income of ~\$43,000, and limited municipal staffing and tax base, constraining its capacity to fund environmental assessment, remediation, or redevelopment independently (ESRI Demographics, 2025). Across all TAs, these overlapping vulnerabilities—poverty, aging infrastructure, flood risk, and limited access to adaptive resources—reduce residents' ability to mitigate hazards, manage brownfield sites, and invest in long-term resilience. This grant will directly address these challenges by funding Phase I and II Environmental Site Assessments (ESAs), community engagement, and reuse planning. Grant activities will identify environmental hazards, prioritize sites for intervention, guide protective cleanup and redevelopment strategies, and support community-serving reuse, reducing exposures, stabilizing neighborhoods, and strengthening economic, social, and environmental resilience in the TAs.

Community Engagement | e. Project Involvement and f. Project Roles: The table summarizes community partners committed to assisting with community engagement and the site identification and prioritization process.



Name & Point of Contact	Mission / Specific Involvement
Town of Hollywood [Redacted]	<i>Mission:</i> Preserve the natural resources, culture of service and beauty of the Town. <i>Role:</i> Support site identification and approvals; assist with Phase I/II ESAs and permitting; provide insights on flooding, infrastructure, and redevelopment priorities in TA #1.
Community First Land Trust [Redacted]	<i>Mission:</i> Preserve land for community benefit, affordable housing, and long-term access. <i>Role:</i> Advise on land stewardship and acquisition; guide reuse planning to promote housing and community ownership; support long-term maintenance and community benefits.
The Citadel, Military College of South Carolina [Redacted]	<i>Mission:</i> Enhance understanding of hazard variability and risk through education, research, outreach, and public-private partnerships. <i>Role:</i> Provide strategic guidance on national security, coastal infrastructure, and public health, supporting site selection, stakeholder engagement, and evaluation of economic and community impacts.
South Carolina Department of Public Health (SC DPH) [Redacted]	<i>Mission:</i> Protect, promote, and improve the health and well-being of everyone in South Carolina. <i>Role:</i> Advise on contamination, cleanup planning, exposure pathways, and public health risks; support community education and risk communication.
South Carolina Ports Authority [Redacted]	<i>Mission:</i> Promote, develop, construct, equip, maintain, and operate the seaports within SC to drive economic growth. <i>Role:</i> Provide insight on industrial context, port-related land use, and infrastructure; support coordination where operations intersect redevelopment.
Union Heights Neighborhood Assoc. [Redacted]	<i>Mission:</i> To build community, preserve local heritage, and promote safe, resilient neighborhoods. <i>Role:</i> Participate in outreach; provide community input on reuse priorities; support information dissemination and locally preferred reuse outcomes.
Charleston County Parks & Recreation ⁵ [Redacted]	<i>Mission:</i> Improve quality of life by providing diverse recreational facilities and programs for all residents. <i>Role:</i> Advise on parks and open space reuse; support recreational space design, stormwater management, and resilience integration. Owner of Baker Hospital Site.
Department of Environmental Services (SC DES) (state regulatory agency) [Redacted]	<i>Mission:</i> Protect and preserve South Carolina’s environment and natural resources. <i>Role:</i> Provide regulatory guidance on site eligibility and assessment; advise on cleanup alternatives, state compliance, and risk reduction.

g. Incorporating Community Input: Community engagement is central to the Coalition’s approach to brownfield assessment, cleanup, and redevelopment across the TAs. A dedicated Community Engagement Plan (CEP) will guide all outreach and participation activities, ensuring a structured and transparent process. Project progress will be communicated regularly through multiple channels, including public meetings, neighborhood workshops, email updates, newsletters, and program-specific web pages, with communication provided in English and other languages as needed, and virtual participation available via Zoom, Microsoft Teams, or social media platforms. Community input will be actively solicited through surveys, structured feedback sessions, public forums, and workshops at local community centers and hubs. All input will be reviewed and integrated into project planning, with clear responses provided to community concerns and suggestions. This ensures that brownfield assessment, remediation, and redevelopment reflect local priorities, improve public spaces, support economic growth, and strengthen neighborhood resilience and cohesion.

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

Description of Tasks/Activities and Outputs | a. Project Implementation, b. Anticipated Project Schedule, c. Task/Activity Lead, and d. Outputs: Charleston County and its Coalition members request \$1,500,000 in EPA Brownfields Assessment Coalition Grant funding to assess and plan reuse of priority and future brownfield sites within the TAs, with limited funds applied to eligible and strategically aligned sites in the geographic boundary.

Task 1 – Cooperative Agreement & Project Management
<i>a. Project Implementation:</i> <u>EPA-Funded:</u> The County will manage all project activities, including compliance with the Cooperative Agreement (CA); coordination with Coalition members; procurement and oversight of Qualified Environmental

⁵ Charleston Parks and Rec is a “Special Purpose District” (established by the South Carolina State Legislature in 1968) and is not a department of the Charleston County government.



Charleston County

Professionals (QEPs) and planning consultants; budget and schedule management; ACRES data entry; reporting; and coordination with EPA. EPA funds will also support County staff time for administration, as well as brownfields training and travel to regional and national conferences for the Coalition members. Non-EPA Funded: Non-lead Coalition members will provide in-kind staff support for coordination and site identification.

b. Anticipated Project Schedule: Sept. 2026 – Dec. 2030, with quarterly and annual reporting cycles.

c. Task/Activity Lead: Charleston County

d. Outputs: 6 quarterly reports; 4 annual reports; 1 closeout report; ACRES updates (all sites); and 48 EPA meetings monthly

Task 2 – Community Engagement

a. Project Implementation: EPA-Funded: The County and Coalition members, will implement a CEP to ensure meaningful public participation in assessment and reuse planning. Activities include developing and updating the CEP, public notices, quarterly meetings, community visioning workshops, targeted outreach, educational materials, and translation/interpretation services. LAMC and the City of North Charleston will lead engagement and implementation of the CEP in their TAs.

b. Anticipated Project Schedule: Community engagement will occur throughout the project period, with quarterly public meetings beginning January 2027 and ongoing outreach as outlined in the CEP, which will be developed in the first quarter.

c. Task/Activity Lead: Charleston County (coordination); non-lead coalition members (local outreach support)

d. Outputs: 1 CEP; 16 public meetings/community workshops (4/year); outreach and educational materials (factsheets, flyers, newsletters, website updates); and grant webpage on County site, including summaries of community input and responses.

Task 3 – Environmental Site Assessment & Cleanup Planning

a. Project Implementation: EPA-Funded: The County will procure QEPs to conduct Phase I and Phase II ESAs with at least two sites per Coalition member’s jurisdiction. Phase II ESAs will follow EPA-approved Quality Assurance Project Plans (QAPPs) and Sampling and Analysis Plans (SAPs). QEPs will prepare cleanup plans, as needed based on Phase II results. Non-EPA Funded: Property owners and non-lead coalition members may provide access and historic site information.

b. Anticipated Project Schedule: Phase I ESAs: Jan. 2027 – Oct. 2029; Phase II ESAs: April 2027 – Feb. 2030; Cleanup planning [(Analysis of Brownfields Cleanup Costs (ABCA)/Remedial Action Plan (RAP)]: July 2027 – July 2030

c. Task/Activity Lead: Charleston County (coordination and oversight); QEP(s) (assessment & cleanup planning)

d. Outputs: 26 Phase I ESAs; 20 Phase II ESAs and 10 Supplemental Phase II ESAs (incl. QAPPs/SAPs); 15 cleanup plans; and 6 RBM surveys.

Task 4 – Brownfields Inventory & Reuse Planning

a. Project Implementation: EPA-Funded: The County will maintain and update its GIS-based brownfields inventory to guide site identification, prioritization, assessment planning, community engagement, and reuse decision-making. Reuse planning may include reuse visions, market studies, infrastructure evaluations, and area-wide plans (e.g., corridor study) aligned with local revitalization initiatives, community priorities, and market conditions. Non-EPA Funded: Coalition members will provide planning context, references to adopted plans, and coordination on local redevelopment and economic development.

b. Anticipated Project Schedule: Inventory updates: Oct. 2026 – Aug. 2030; Reuse planning: April 2027 – July 2030

c. Task/Activity Lead: Charleston County, QEP(s), & Planning Consultant(s)

d. Outputs: 30+ new sites inventoried; 5 reuse visions; 2 market studies; 4 highest & best use studies; 3 infrastructure evaluations; and 1 area-wide plan.

e. Cost Estimates:

The proposed budget prioritizes assessment, cleanup planning, and community-driven reuse while ensuring compliance with EPA requirements. Costs reflect current market rates, recent regional contracts, and internal

Budget Categories		Project Tasks					Total
		Task 1	Task 2	Task 3	Task 4	Admin Costs	
Direct Costs	Personnel	\$9,120	\$38,016	\$0	\$12,912	\$52,800	\$112,848
	Fringe Benefits	\$3,830	\$15,967	\$0	\$5,423	\$22,176	\$47,396
	Travel	\$16,695	\$0	\$0	\$0	\$0	\$16,695
	Equipment	\$0	\$0	\$0	\$0	\$0	\$0
	Supplies	\$0	\$1,861	\$0	\$0	\$0	\$1,861
	Contractual	\$36,000	\$14,400	\$924,000	\$345,000	\$0	\$1,319,400
	Construction	\$0	\$0	\$0	\$0	\$0	\$0
	Other	\$1,800	\$0	\$0	\$0	\$0	\$1,800
Total Direct Costs		\$67,445	\$70,244	\$924,000	\$363,335	\$74,976	\$1,500,000
Indirect Costs		\$0	\$0	\$0	\$0	\$0	\$0
Total Budget		\$67,445	\$70,244	\$924,000	\$363,335	\$74,976	\$1,500,000



experience with similar brownfield projects. Administrative costs, including direct and indirect expenses, total less than 5% of the funds requested.

<p>Task 1 – CA Compliance & PM [Total Budget = \$67,445]</p> <p>Personnel (\$9,120): Estimated 240 total hours (5 hours/month x 48 months) x \$38/hour for quarterly and annual reporting, financial reporting, and coordination with regulatory agencies by the County Program Manager. Fringe Benefits (\$3,830): 42% of personnel costs. Travel (\$16,695): 1 person from each Coalition member entity to attend the National Brownfields Training Conference (2027 and 2029 anticipated) x \$5,565/year x 2 years = \$11,130. Costs are estimated at \$1,855/person/conference based on recent conference costs of approximately: \$750 airfare, \$480 hotel (4 nights x \$120/night), \$375 per diem (\$75/day x 5 days), and \$250 in ground transportation or other incidentals. In alternate years, participants may attend EPA workshops or regional conferences at approximately half the cost due to closer proximity and shorter duration (\$927.50/person x 3 people x 2 years = \$5,565). Contractual (\$36,000): County anticipates hiring a brownfields consultant to support project management and guide compliance activities (assumes \$150/hour x 5 hours/month x 48 months). Other (\$1,800): National Conference registration for 1 person from each Coalition member entity/year x \$300/person x 3 people x 2 years, based on 2025 conference rates. Assumes EPA workshops and regional conferences have no registration fee.</p>
<p>Task 2 – Community Engagement [Total Budget = \$70,244]</p> <p>Personnel [\$38,016]: Estimated 192 hours (4 hours/month x \$38/hour x 48 months = \$7,296) for County personnel to develop and maintain a program webpage, social media updates, and preparation of outreach materials. LAMC (non-lead Coalition member) will support with community engagement, outreach, and communications, dedicating an estimated 6 hours/month (288 hours total) x \$70/hour, for an average monthly cost of \$420 (48-month total = \$20,160). North Charleston (non-lead Coalition member) will support with community engagement and outreach in TA #3, dedicating an estimated 4 hours/month (192 hours total) x \$55/hour, for an average monthly cost of \$220 (48-month total = \$10,560). Fringe [\$15,967]: 42% of personnel costs. Supplies [\$1,861]: Estimate of \$465/year x 4 years for public meeting supplies, like pens, markers, ink for printing, name tags, and poster board. Contractual [\$14,400]: Average monthly cost of \$300 (\$150/hour x 2 hours/month) for 48 months to support public relations, community meetings, and communications support.</p>
<p>Task 3 – Environmental Site Assessment & Cleanup Planning [Total Budget = \$924,000]</p> <p>Contractual (\$924,000): County anticipates hiring a QEP to conduct: Phase I ESAs: 26 x \$4,000 = \$104,000; Phase II ESAs (including QAPP/HSPs): 20 x \$20,000 = \$400,000; Suppl. Phase IIs: 10 x \$15,000 = \$150,000, RBM Surveys: 6 x \$20,000 = \$120,000; Cleanup Plans: 15 x \$10,000 = \$150,000.</p>
<p>Task 4 –Brownfields Inventory & Reuse Planning [Total Budget = \$363,335]</p> <p>Personnel [\$12,912]: Estimated 192 hours (4 hours/month x 48 months x \$38/hour = \$7,296) for oversight and deliverable review by Program Manager, and 144 hours (3 hours/month x 48 months x \$39/hour = \$5,616) for in-house GIS support to update and maintain brownfields inventory, StoryMaps, and other GIS-based outputs. Fringe [\$5,423]: 42% of personnel costs. Contractual Costs [\$345,000]: County anticipates hiring a brownfields consultant to prepare: Reuse Visions: 5 x \$25,000 = \$125,000; Market Studies: 2 x \$40,000 = \$80,000; Highest & Best Use Studies: 4 x \$20,000 = \$80,000; Infrastructure evaluations: 3 x \$10,000 = \$30,000; Area-wide Plan: 1 x \$30,000 = \$30,000.</p>
<p>Admin Costs [Total Budget = \$74,976]</p> <p>Personnel (\$52,800): \$1,100/month for administrative staff support for financial tracking, reimbursement processing, audit coordination, and records retention. Fringe Benefits (\$22,176): 42% of personnel costs.</p>

f. Plan to Measure and Evaluate Environmental Progress and Results: The Coalition will track and evaluate progress toward grant outputs, results, and long-term outcomes. Activities and accomplishments will be reported quarterly through ACRES and summarized in quarterly reports and the Grant Closeout Report. Tracked outputs include inventoried and prioritized brownfield sites, Phase I and II ESAs, QAPPs and SAPs, ABCA/RAP cleanup plans, sites ready for redevelopment, reuse concepts, and community engagement events. Short-term outcomes, monitored annually, include sites positioned for cleanup or redevelopment, reduced environmental risk, adoption of reuse plans, community participation, and leveraged funding. Long-term outcomes include redeveloped sites, improved green spaces, private investment, and sustained economic and job growth. Milestones will be refined in the Work Plan, and ACRES will track long-term environmental, economic, and community benefits, ensuring project outcomes are measurable and aligned with EPA goals for brownfields redevelopment. If unforeseen issues arise—such as site access delays, unexpected contamination, or staffing changes—the Coalition will promptly revise the Work Plan, adjust timelines, and implement contingency measures while keeping EPA informed.



(4) PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

Programmatic Capability | a. Organizational Capacity, b. Organizational Structure, c. Description of Key Staff:

Charleston County, as lead Coalition member, has the programmatic, administrative, and financial capacity to oversee grant activities. Managed through the County's Office of Resilience and Sustainability, staffed with experienced professionals in environmental management, federal grants, and project oversight, the County will administer all activities, including procurement and oversight of a QEP for ESAs at priority and future brownfield sites. With a history of managing millions in federal funding, the County leverages its legal, financial, and technical teams to ensure efficient implementation, proper documentation, and EPA compliance. The Resilience Manager will serve as Program Manager, overseeing contractors, tracking progress, managing finances, reporting, and ensuring compliance, reporting to the Deputy County Administrator. Responsibilities are documented and may be reassigned to maintain continuity. Coalition governance will be formalized through a Memorandum of Agreement (MOA), ensuring members provide input on site prioritization, community engagement, assessment planning, and reuse strategies. Members will participate in planning meetings, technical sessions, and review of assessment results. While the County makes final decisions on prioritization, scheduling, and fund allocation, member input ensures transparency, accountability, and equitable distribution of resources across the TAs.

The County will oversee all project aspects to meet grant milestones: **Molly Caggiano**, AICP, Resilience Manager (Program Manager, 12+ years experience, MCRP, B.A. Public Policy), will manage strategy, contractor oversight, grant administration, and ACRES reporting, ensuring quality, community engagement, and integration of feedback into cleanup and reuse plans. She brings extensive experience with federal grants (BRIC, HMGP, CDBG-DR) and will serve as primary contact for the Coalition and EPA. **Walt Smalls**, Chief Deputy County Administrator (Program Director, 24+ years experience, MBA, B.Arch), will oversee overall grant management. In FY26, he managed an \$88M General Services Directorate budget, including deploying a \$2.5M countywide phone system, overseeing 16,000+ building permits, 45,000+ inspections, and \$18M in Facilities Preservation Projects. **Gail Marion**, Budget Analyst (Grants Manager, 17+ years experience, BMA), will lead financial and administrative oversight, ensuring compliance with federal requirements and accurate tracking and reporting of expenditures. **Madelyne Adams**, GIS Analyst (15+ years experience, M.S. EVSS; B.A. Geology & Communications), will manage and analyze spatial data to support planning, assessment, and decision-making, including brownfields inventories, StoryMaps, and GIS-based deliverables. She has supported the County for over ten years on comprehensive plans, hazard risk assessments, and transit and economic development projects.

d. Acquiring Additional Resources: The County has experienced technical and support staff and proactive succession plans to ensure uninterrupted project implementation. It routinely contracts with qualified consultants following procurement policies in accordance with 2 CFR 200.317–200.326, allowing rapid access to specialized expertise for assessment, remediation, and community engagement. The County may also leverage partnerships with external technical assistance programs and local universities to support community engagement, resource planning, and project advisory services, enhancing the efficiency and effectiveness of grant management.

Past Performance and Accomplishments | e. Currently Has or Previously Received an EPA Brownfields Grant

(1) Accomplishments: Charleston County's \$400,000 FY12 Brownfields Assessment Grant (Closed) focused on assessing priority sites to support reuse and redevelopment across the County. Key accomplishments include 18 Phase I and 6 Phase II ESAs, creation of a GIS-based brownfields inventory, and coordination with property owners at sites including Ashley Shores (110-unit townhouse development), Post & Courier Properties (12-acre mixed-use redevelopment), Birt Properties, and CMMC Building 13. All outputs were accurately reported in ACRES. **(2) Compliance with Grant Requirements:** All reporting requirements for the FY12 Grant were submitted to EPA in a timely and acceptable manner in accordance with the approved workplan, schedule, and cooperative agreement terms and conditions. Grant activities were implemented as planned, no corrective actions were required, and all funding was fully expended to complete the approved workplan and achieve project objectives.

Attachment A
THRESHOLD CRITERIA RESPONSES



THRESHOLD CRITERIA RESPONSES

1. A statement of applicant eligibility (i.e., lead and non-lead members, as applicable) if a city, county, State, or Tribe.

Charleston County is a General Purpose Unit of Local Government and an eligible entity under CERCLA §104(k) and Section 2.B.(1) of the FY26 Brownfields Assessment Coalition Grant Guidelines and is applying as the lead coalition member.

The City of North Charleston is a General Purpose Unit of Local Government and an eligible entity under CERCLA §104(k) and Section 2.B.(1) of the FY26 Brownfields Assessment Coalition Grant Guidelines and will participate as a non-lead coalition member.

2. Documentation of applicant eligibility (i.e., lead and non-lead members, as applicable) if other than a city, county, State, or Tribe; e.g., resolutions, statutes, Intertribal Consortium documentation, or documentation of 501(c)(3) tax-exempt status or qualified community development entity.

Lowcountry Alliance for Model Communities (LAMC) is a nonprofit organization exempt from federal taxation under Section 501(c)(3) of the Internal Revenue Code and is an eligible non-lead coalition member pursuant to CERCLA §104(k) and Section 2.B.(1) of the FY26 Brownfields Assessment Coalition Grant Guidelines; documentation of tax-exempt status is attached as Attachment B.

3. A statement of the lead and non-lead members' 501(c)(4) tax-exempt status and, if applicable, legal opinion(s) regarding lobbying activities.

Neither the lead coalition member nor any non-lead coalition members are organizations exempt from federal taxation under Section 501(c)(4) of the Internal Revenue Code; therefore, no legal opinions regarding lobbying activities are required.

4. A statement on the coalition lead and non-lead members' target areas.

The coalition has identified one non-overlapping target area for each coalition member, located in three distinct jurisdictions: the Highway 162 Corridor in the Town of Hollywood (Charleston County), the Rivers Avenue Corridor in the City of North Charleston (City of North Charleston), and the Neck Area in the City of Charleston (Lowcountry Alliance for Model Communities).

5. Indication of which non-lead member(s) has never been awarded a Brownfields MARC Grant.

Lowcountry Alliance for Model Communities has never been awarded an EPA Brownfields Multipurpose, Assessment, Revolving Loan Fund, or Cleanup (MARC) Grant.



6. A statement that the lead member has legal authority to expend grant funds on behalf of the non-lead members to conduct the proposed grant activities.

The County of Charleston, as lead member of the coalition, has the legal authority under South Carolina law and County ordinance to receive and manage federal grant funds and to expend such funds on behalf of non-lead members to carry out the proposed grant activities. Each non-lead member has acknowledged the County's fiscal role through a signed letter of commitment (Attachment C).

7. If applicable, identification of the law(s), ordinance(s), or other documentation to demonstrate the lead member has legal authority to expend grant funds outside of their geographic boundary.

Not applicable. All grant-funded activities and expenditures will occur within the geographic boundaries of the County of Charleston.

8. A signed letter of commitment from each coalition member or an active Memorandum of Agreement.

Signed letters of commitment from each non-lead Coalition member—the City of North Charleston and the Lowcountry Alliance for Model Communities (LAMC)—are provided in Attachment C.

9. Description of community involvement.

Community engagement is central to the Coalition's approach to brownfield assessment, cleanup, and redevelopment across the TAs. A dedicated Community Engagement Plan (CEP) will guide all outreach and participation activities, ensuring a structured and transparent process. Project progress will be communicated regularly through multiple channels, including public meetings, neighborhood workshops, email updates, newsletters, and program-specific web pages, with communication provided in English and other languages as needed, and virtual participation available via Zoom, Microsoft Teams, or social media platforms. Community input will be actively solicited through surveys, structured feedback sessions, public forums, and workshops at local community centers and hubs. All input will be reviewed and integrated into project planning, with clear responses provided to community concerns and suggestions. This ensures that brownfield assessment, remediation, and redevelopment reflect local priorities, improve public spaces, support economic growth, and strengthen neighborhood resilience and cohesion.

10. Documentation of the available balance on each open Assessment Grant and Multipurpose Grant awarded to any of the lead and non-lead members, as applicable; or



an affirmative statement that the lead and non-lead members do not have an open Assessment Grant or Multipurpose Grant, as applicable.

The County of Charleston and all coalition members do not currently have any open Assessment Grants or Multipurpose Grants.

11. Discussion on contractors and named subrecipients; or an affirmative statement that a contractor has not been procured and a subrecipient has not been named.

No contractor has been procured, and no subrecipient has been named at this time.

12. A copy of (or link to) the solicitation documents and the signed executed contract as applicable.

Not applicable. No contractor has been procured, and no subrecipient has been named; therefore, no solicitation documents or executed contracts exist at this time.