



R04-26-C-021

Pacific Properties, Inc.

81 Groce Road

Lyman, South Carolina 29365

Office: (864) 485-0206 / Fax: (864) 439-0024

www.lymansc.gov

1. Applicant Identification
Pacific Properties, Inc. (dba Town of Lyman)
81 Groce Road
Lyman, SC 29365
2. Website URL: <https://www.lymansc.gov/>
3. Funding Requested
 - a. Grant Type: Single Site Cleanup
 - b. Federal Funds Requested: \$1,995,400
4. Location
 - a) Town of Lyman, b) Spartanburg County, c) South Carolina
5. Property Information
Former Lyman Mill
14 Pacific Street
Lyman, SC 29365
6. Contacts
 - a. Project Director
R. Noel Price Blackwell, Town Administrator
864-485-0240
nblackwell@lymansc.gov
81 Groce Road
Lyman, SC 29365
 - b. Chief Executive/Highest Ranking Elected Official
David Petty, Mayor
864-580-9548
dpetty@lymansc.gov
81 Groce Road
Lyman, SC 29365
7. Population
Town of Lyman, SC: 6,317 (US Census: 2019–2023 American Community Survey)



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8. Other Factors

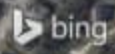
Other Factors	Page #
Community population is 15,000 or less.	4
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	N/A
The proposed site(s) is impacted by mine-scarred land.	N/A
Secured firm leveraging commitment ties directly to the project and will facilitate completion of the remediation/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation.	N/A
The proposed site(s) is adjacent to a body of water (i.e., the border of the proposed 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 proposed site(s) is in a federally designated flood plain.	N/A
The reuse of the proposed site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	3
The reuse of the proposed site(s) will incorporate energy efficiency measures.	3
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	3
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	N/A

9. Releasing Copies of Applications
 Not Applicable.



SITE
BOUNDARY

1000 feet



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AERIAL PHOTOGRAPHY PROVIDED BY MICROSOFT BING MAPS



Town of Lyman, SC

**FY26 Brownfield Cleanup Grant
Narrative**



1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Target Area and Brownfields. a. Overview of Brownfield Challenges and Description of Target Area: From humble beginnings as a small farm village to a crown jewel of the regional textile industry, the history of the Town of Lyman (Town) is inextricable from the textile mill that once served as the town's beating heart. In 1923, Pacific Mills of Lawrence, Massachusetts, chose the yet-to-be-named village of Lyman as the location of what would become the largest textile manufacturing facility in the state of South Carolina. The mill began operations in 1924 with textile weaving, sewing, bleaching, and finishing and quickly expanded to include dyeing and printing operations. For the next eight decades, the mill cultivated growth, modernization, and culture in Lyman, building residences, stores, schools, a community building, a library, athletic facilities, and public utilities and infrastructure. To support local recreation, the mill built a community pool, created golf and fishing clubs, and even managed baseball, softball, and basketball teams that competed regionally against teams from other mills. At its peak, the mill employed approximately 3,500 people. By the 1990s and 2000s, however, the domestic textile manufacturing industry began pursuing low-cost labor abroad; the Lyman Mill followed suit in 2004. With the closure of the mill, the Town's greatest investor was gone, taking with it thousands of jobs and stifling local business. After losing its economic and cultural engine, the Town has struggled to meet residents' needs and capture interest from prospective businesses and developers. Few of the lost mill jobs have been replaced, many of the businesses that once served the former bustling community have either closed or been replaced by others with fewer employees, and blight and **brownfield challenges** from past historical practices at the mill linger within the community.

The **geographic boundary** for this application is the **town limits**, with a **target-area** focus of **census tract (CT) 45083023104**. The Town chose this CT as a target area due to its centralized location within the town limits, its especially high concentrations of sensitive populations, and the inclusion of the former Lyman Mill property. The vision of the Town and residents is to transform the target area from a blighted, stagnant, derelict reminder of what once was into a thriving hub of commerce and community culture. A lack of appealing housing and retail offerings necessary to attract higher income residents to the area has disincentivized higher-end, high-paying businesses, retail, and restaurants from opening in Lyman, resulting in painfully low resident incomes. **Median family income and per capita income within the target area are 49% lower and 45% lower, respectively, than the national averages.**¹

The Town's **2019 Ten-Year Comprehensive Plan (2019 CP)** identified the mill property as critical to the revitalization of the town at large, with an express desire to see the property redeveloped into a variety of mixed-use spaces. Along with plans to connect downtown Lyman to an existing regional trail system (Tyger River Loop Trail), revitalization of the mill property could not only retain but add the residents, businesses, and tax income necessary to propel Lyman into a new golden age. With Lyman poised to benefit from recent rapid population inflows into upstate South Carolina, the urgency to capitalize on the redevelopment opportunity has never been greater. Foreseeing that the Former Lyman Mill property would be a centerpiece of revitalization efforts in Lyman, the Town formulated a plan to acquire the property and pursue EPA Brownfield Cleanup Grant funding to address environmental concerns on the property. In September 2024, the Town created Pacific Properties, Inc. (Pacific Properties), a 501(c)(3) entity, to acquire the property and apply for EPA Cleanup funding. Pacific Properties acquired the property on December 18, 2024.

b. Description of the Proposed Brownfield Site(s): The cleanup site for this application is the **Former Lyman Mill (Mill)** property (18 acres) at 14 Pacific Street. The site was developed as a

¹ US Census: 2019–2023 American Community Survey



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textile mill in 1924, which began with textile weaving, sewing, bleaching, and finishing operations but expanded to include both a larger building footprint and dyeing and printing operations in the early 1930s. The weaving and sewing operations ceased in the 1970s; however, dyeing, bleaching, printing, and finishing continued until the early 2000s. The mill finally closed in 2004, with several buildings demolished. The buildings remaining on the cleanup site are the **administration building**, a **maintenance shop**, and the **boiler building**. Crushed concrete and brick debris cover most of the ground surface, the administration and boiler buildings are filled with graffiti and evidence of vandalism, and many of the interior areas have become highly unsafe due to dilapidation. The 2019 CP specifically indicated the Town's intent to pursue cleanup funding through the EPA Brownfields Program to address the environmental concerns on the property. From 2019 to 2024, the Town performed multiple Phase I and II Environmental Site Assessments (ESAs) and conducted surveys of **asbestos-containing materials (ACM) and lead-based paint (LBP)** in the three buildings using EPA Targeted Brownfield Assessment (TBA) funding. Environmental impacts, including petroleum constituents, polynuclear aromatic hydrocarbons (PAHs) and chlorinated solvents, were identified in soil and soil vapor across the property and in groundwater on the northern and eastern portions of the property, and ACM and LBP were identified within the site buildings. Soil, groundwater, and soil vapor impacts will be addressed by future developers through the South Carolina Voluntary Cleanup Program (VCP); therefore, these items will not be addressed as part of this project; however, **abatement of ACMs must be completed before redevelopment can commence and will be remediated through this Cleanup Grant funding.**

Revitalization of the Target Area. c. Reuse Strategy and Alignment with Revitalization Plans:

In its current blighted and vacant state, the **Mill** casts a long shadow over Lyman's hopes for renewal. The **2019 CP** highlights the influence of the Mill within Lyman and the opportunities that would be created were it to be reborn as a bustling hub of commerce and community social life. According to the 2019 CP, the mill creates "a significant void in the heart of the community," and "redevelopment of this property should be guided by the vision residents expressed through public input." During development of the 2019 CP, Lyman residents voiced their desire to see the property redeveloped as something that could serve as a turning point for the town. The Town will **redevelop the site into a mixed-use property** and will collaborate with private developers once site cleanup is finished. The Town is working to connect downtown Lyman to the existing **Tyger River Loop** regional mixed-use trail via a trail section that would pass along the eastern side of the mill property. In concert with the adjacent Lyman Park and Community Center, development of the mill and new mixed-use trail would help rekindle the sense of community spirit and identity that has been sorely lacking since closure of the mill.

The **2019 CP** divides the town's limits into "community character areas" (CCAs) based on existing development and land use and outlines plans to address economic challenges and promote revitalization within each area. The CCAs located within the target area include "Mill Town," "Central Business," "Public Services," and "Gateway." Collectively, these areas encompass the downtown area, a northern commercial/retail development area along SC Highway 29, the Mill, dense residential areas surrounding the mill property, and public works facilities. Notably, the site is **not located within a floodplain**. Redevelopment plans for these areas include improved lighting and pedestrian signage, facelifts for downtown businesses, modifications of sidewalks and streets, and incorporation of plentiful open space and landscaped areas, all with the goals of promoting a walkable urban landscape and providing a much-needed refresh while retaining the historic character of the town. The Plan highlights the Mill as being of special importance and notes that



redevelopment of the property for mixed use would serve as a tremendous boon for the town.

d. Outcomes and Benefits of Reuse Strategy: ACM abatement in site buildings and redevelopment of the cleanup site would create many immediate and downstream economic and noneconomic benefits. Residents, especially the youth, would no longer be exposed to ACM on the property or unsafe conditions caused by building dilapidation. The **potential for ACM or LBP releases due to extreme weather events will be mitigated** through this cleanup, further reducing the chance of negative health outcomes. Development of the property with multiple businesses and residential facilities could result in the creation of **up to 50 jobs on the property alone**. The Town will work with developers to pursue mixed-use developments, with **an emphasis on renewable energy, such as solar-powered lights** for sidewalks, accents, and common areas, and **enhancements to building design and local resilience, such as higher quality insulation, to mitigate the effects of extreme weather** as observed locally in hotter summers and colder winters. The fact that the property is **not located in a floodplain** will help to further minimize the potential for impacts from extreme weather. Higher-income earners seeking places to live near their workplaces in the nearby larger cities would be drawn to the appealing new living spaces and retail offerings on the property. More businesses, including those targeting higher-earning clientele, would spring up nearby in response to redevelopment of the property and the new residents it attracts, creating jobs that pay more than most currently available in Lyman. More local offerings for jobs and discretionary products would **keep more money in residents' pockets through increased options and lower transportation costs**. Proximity to Lyman Park, the Community Center, and the future **Tyger River Loop trail connector** would improve residents' physical and mental health outcomes through opportunities for physical exercise and social interaction. Property values would be raised, producing greater local tax revenue, which would provide the Town with more resources with which to pursue revitalization of Lyman as a whole. The ultimate outcome would be Lyman's local economy and population experiencing diverse and expansive growth like that of the nearby cities of Greenville and Spartanburg.

Strategy for Leveraging Resources. e. Resources Needed for Site Characterization: As part of prior site investigations in 2019 and 2024, the Town retained environmental consultants to perform ACM surveys in the three site buildings. Through these surveys and an ACM survey update performed in 2024, the ACM present on the site has been thoroughly characterized, and a draft Analysis of Brownfield Cleanup Alternatives (ABCA) has been completed; therefore, the Town does not anticipate any additional site characterization costs for this project.

f. Resources Needed for Site Remediation: EPA Grant funding requested in this application will be sufficient to complete abatement of ACM on the site. The Town will retain an environmental consultant and an asbestos abatement contractor to perform ACM abatement, oversight, and/or air monitoring. The cost of the cleanup required is \$1,925,100, which greatly exceeds the capacity of the Town's general fund to invest in remediation. With EPA collaboration, the Town will fulfill its goal of remediation and pave the way for investment from the private sector.

g. Resources Needed for Site Reuse: With the intended reuse of the cleanup site being a variety of mixed-use developments, partnership with private equity will be essential in addition to pursuing additional grant funding to support the projects of private partners. Community Development Block Grants (CDBG) will be used for demolition of unsafe structures and addition of infrastructure as needed. Appalachian Regional Commission (ARC) or Municipal Association of South Carolina grants will be used for reuse and redevelopment of the site. The Town will also consider implementing a tax increment finance (TIF) strategy in the target area, allowing collection of a tax increment for a set period. If used, the Town will reinvest the tax increment back into the



area to encourage economic growth and further private investment in the area. The Town will work with the Spartanburg Area Chamber of Commerce to ensure the tax incentives are being marketed to interested developers and investors to promote further development.

h. Use of Existing Infrastructure: The Town intends to use existing target-area infrastructure. Given that the cleanup property was formerly developed with a large manufacturing facility, robust public utilities are already available within public rights-of-way around the property; however, installation of new utilities including, but not limited to, water, sewer, natural gas, and internet within the property footprint will be required as part of redevelopment. Costs associated with installing on-site utilities will likely be borne by future developers; however, should needs arise to improve existing infrastructure within public rights-of-way, the Town will turn to state and/or federal funding sources to supplement current budget allocation for repair, maintenance, and installation of new infrastructure.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

Community Need. a. The Community's Need for Funding: Encumbered by low resident incomes and devoid of a large, local employer like the former mill, Lyman's economy has stagnated over the past 20 years. The Town's budget is currently consumed with basic services, such as police, fire, and sanitation, with any substantial upgrades to infrastructure or public amenities relying on funding from various grants. With limited funding available due to a dramatically reduced tax base, the Town is unable to draw on other sources of funding for environmental assessment or remediation and reuse of brownfields in the target area. For the Mill in particular, the Town is currently unable to apply for grant funding for other tasks that would assist with reuse, such as building demolition, due to the presence of ACM that must first be removed.

The target area's **small population** (4,144) is especially distressed, even when compared with residents living in other parts of the town.² **Median family income and per capita income are a staggering 49% (\$49,011/\$96,922) and 45% (\$23,600/\$43,289) lower, respectively, than the national averages.² Over 22% of target area families live below the poverty line (US 9%), and over 22% depend upon food stamps (US 12%) to make ends meet.² Compared with Lyman as a whole, target-area median family income and per capita income are **over 42% (\$49,011/\$85,211) and 21% (\$23,600/\$30,153) lower, respectively.² As evidenced by this data, economic conditions within the target area are abject, and residents are suffering disproportionately from an absence of well-paying job opportunities. The blight of the Mill currently serves as a hindrance to progress, but with cleanup funding provided by an EPA Brownfields Grant, the property could become the greatest contributor to revitalization in Lyman.****

b. Health or Welfare of Sensitive Populations: Sensitive populations within the target area include **the impoverished**. Additional vulnerable populations include **Black** residents (**19%**; US 13%) and **Hispanic/Latino** residents (**17%**; state 6%).² The target-area population faces **incredible income inequality** when compared with nearly any other US population, including other parts of Lyman. A large percentage of residents live below the poverty level within the target area: **33% of all children under the age of 18 (US 16%), 24% of all people (US 12%), 42% of households with the female as the head (US 24%), and 63% of those female head of households with children under the age of 18 (US 33%).²**

The target area also suffers from welfare issues related to low income, low educational attainment, and crime. The target area is in the **89th percentile in the US and state for those with less than a high school diploma.³ Redevelopment of the property with a variety of residential and**

² US Census: 2019–2023 American Community Survey

³ <https://pedp-ejscreen.azurewebsites.net/>



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commercial uses, such as retail businesses, boutiques, or restaurants, will address **welfare issues** related to poverty by providing numerous local employment opportunities, many of which would not require a college degree or complete fluency in the English language. The target area is in the **99th percentile in the state for limited English-speaking households.**⁴

The cleanup site buildings themselves pose significant health risks to residents, especially those prone to the criminal activity of trespassing. Though efforts have been made to prevent trespassing, the buildings show substantial evidence of vandalism and human foot traffic. Portions of the boiler building are especially dilapidated and contain areas in which severe injury or death could occur due to falling from a height or into confined spaces. **Copious amounts of damaged ACM and LBP** are present throughout the boiler building, with some portions showing **signs of apparent human disturbance**. Trespassers on the property are likely to be youth, who would also be the most affected by exposure to ACM, LBP, or other harmful substances. Cleanup Grant funding would allow the ACM to be abated, paving the way for building demolition and site redevelopment, and preventing further public exposure to the hazards present on the site.

c. Greater Than Normal Incidence of Disease and Adverse Health Conditions: In addition to economic disadvantages, target-area residents are afflicted disproportionately by numerous environmental factors. The target area is ranked in the **88th percentile for particulate matter** in the state and the **91st percentile for toxic releases to air** in the nation.⁴ These conditions are particularly alarming since ACM is so abundant on the cleanup site and public exposure is apparently occurring regularly. When combined with exposure to asbestos, air pollution from particulate matter or toxic substances **exponentially increases people's chances of contracting asbestosis and/or lung cancer**. Increased rates of asthma are also present, with the target area showing 11% of the adults having asthma (US 8%).⁴ Target-area cancer data is not available; however, the Spartanburg County cancer rate among Hispanic minorities (374/100K) is higher than the national average (350/100K), with lung cancer deaths (37/100K) being higher as well (US 28/100K).⁵ Removal of ACM and redevelopment of the property will eliminate public exposure to ACM, LBP, and other hazardous substances on the property currently exacerbating negative health outcomes.

The target area is ranked in the **82nd percentile in the nation for lead paint indicator**, which is troubling considering the birth defects that can be caused by LBP.⁴ (Data not available at Town, county, or CT level.) In South Carolina, 1 in 33 babies is born with a birth defect and roughly 1 in 6 infant deaths are caused by birth defects, which closely aligns with national rates of 1 in 33 affected births and about 1 in 5 infant deaths.⁶ Along with ACM, very high amounts of LBP have been identified in the cleanup site boiler building. As previously stated, abatement of LBP is not required prior to building demolition. Currently, public exposure to the LBP present on the site is ongoing; however, were abatement of ACM to be facilitated through EPA Cleanup Grant funding, the LBP would be removed along with the other building materials at no extra cost, effectively **remediating two sources (ACM and LBP) of public health hazards at the cost of one**. With 16% of the target area population lacking health insurance (US 8%), the effects of ongoing exposure to the hazards present on the cleanup site to residents' health and financial well-being could be disastrous.⁷ Funding for remediation from the EPA will remove the hazards at the site and make way for new growth within the community.

d. Economically Impoverished/Disproportionately Impacted Populations: The target area and

⁴ <https://pedp-ejscreen.azurewebsites.net/>

⁵ CDC State Cancer Profiles – National Cancer Institute

⁶ CDCplaces.gov

⁷ US Census: 2019–2023 American Community Survey



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cleanup site comprise neighborhoods containing numerous vacant, blighted, and derelict properties that permeate many areas of local life and business with harmful economic effects. This area of the city experiences **reduced property values, a lower tax base, and a decreased appeal for potential new residents and businesses.** The target area’s **socioeconomic indicators include the 89th percentile for low income (US), the 85th percentile for residents with less than a high school education (US), and the 94th percentile for limited English-speaking households (state).** The target area’s population of **Black (19%) and Hispanic/Latino (17%)** residents are experiencing **critical service gaps** such as transportation access burden, living in a food desert, and being in the **84th percentile for people with disabilities (US).** Currently, **target area residents are being disproportionately harmed** by the health hazards on the cleanup site and the local economic effects of its perpetual blight. Residents face significant **environmental burdens, shown by these indicator percentiles within the target area:** 88th for particulate matter, 99th for ozone, 89th for diesel particulate matter, 94th for toxic air releases, 82nd for lead paint, 96th for Superfund proximity, 85th for Risk Management Plan (RMP) facility proximity, and 96th for hazardous waste proximity. Economic stagnation in Lyman results in these disproportionately impacted populations having few local options for living-wage jobs as evidenced by residents living below the poverty line. Unlike nearby cities such as Greenville and Spartanburg, Lyman has largely failed to benefit from tremendous recent population and business growth in upstate South Carolina due to a lack of appealing housing options, restaurants, and retail, with neighborhoods within the target area bearing the brunt of the loss.

The proposed cleanup and redevelopment of the Mill will directly address these issues by providing the sensitive populations with plentiful local opportunities for gainful employment. EPA Cleanup Grant funding may be the only practical pathway toward real change for disproportionately impacted residents of the target area and the town at large. As such, those same affected populations would stand to benefit most from the immediate and cascading effects of ridding the property of health hazards and improved housing options. Per its reuse plans, the Town intends to include multifamily residential facilities in the Mill property’s reuse strategy, providing additional living spaces for residents. Furthermore, the development of a connector to the Tyger River Loop Trail will not only increase access for residents to healthy outdoor activities, but also increase property values along the trail. Just as the Mill used to provide a way of life to most of the town with employment, sports, and recreation, so **redevelopment of the mill property and adjacent Tyger River Loop Trail will** provide residents with greater opportunities to escape poverty and a viable path toward healthier lives and a better standard of living.

Community Engagement. e. Project Involvement & f. Project Roles: Project partners will have meaningful input and will be involved in decisions on cleanup and reuse of the cleanup site.

Name of organization & mission	Point of contact	Specific involvement in the project or assistance provided
One Spartanburg, Inc. (Chamber of Commerce). Works to open new businesses and assist business leaders in the community	Allen Smith asmith@onespartanburginc.com	Assistance/Decision Making: Promote the cleanup site to potential developers; assist with reuse planning and providing financial options and tax incentive information to interested developers.
Middle Tyger Community Center. Operates community building; family counseling; food pantry; youth development	Haley Grau haley.grau@spart5.net	Assistance/Decision Making: Promote the cleanup project to residents served at the community center through community outreach and education.



<p>Play. Advocate. Live Well. (PAL) Spartanburg. Plans and develops public recreational facilities and infrastructure</p>	<p>Phil Humphrey phumphrey@palsp artanburg.org</p>	<p>Assistance/Decision Making: Collaborate with the Town to assist with future reuse planning in regard to site redevelopment with Tyger River Loop Trail project.</p>
<p>True Life Tabernacle, Inc. Promotes community spiritual wellbeing</p>	<p>Rev. Dale Beebe revadbeebe@bellsouth.net</p>	<p>Assistance/Decision Making: Promote the cleanup project to attendees of True Life Tabernacle church located within the target area.</p>

g. **Incorporating Community Input:** The Town understands that reaching the goal of revitalization through an EPA Cleanup Grant project is a community effort and requires collaboration with residents. If awarded, the Town will conduct periodic community meetings to keep residents and community partners apprised of project progress and to solicit, gather input and suggestions/complaints. Meetings will be held at Town Hall or the Lyman Community Building, which are located adjacent to the cleanup site. Community input during the meetings will be recorded in meeting minutes and evaluated during quarterly project team meetings. Citizens may also provide input or ask questions about the project online via the Town’s social media page as an alternative to in-person engagement. Responses to public comments will be provided on the Town’s social media page within one week. In service to the large Hispanic population, various means of translation will be provided at community meetings, and public comments, whether posted in English or Spanish, will be responded to in both English and Spanish for the benefit of all. The Town will prepare a Community Involvement Plan (CIP) that will describe the project background, planned engagement activities, schedule, and key parties involved in the project. The CIP will be available for public review at Town Hall and on the Town’s website. Additionally, the Town will hand out project-explanation flyers in English and Spanish at community meetings and post them at local businesses and town offices for those without internet access.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

Proposed Cleanup Plan: A Draft ABCA was prepared for the Former Lyman Mill presenting options to address abatement of ACM within the site buildings. Based upon effectiveness, feasibility, and cost considerations, it was determined that pre-demolition removal/abatement of ACM is the best remediation procedure to address asbestos concerns. This method addresses ACM liabilities, potential contaminant sources and potential limitations to future land use, and brownfields redevelopment potential consistent with the Town’s goal for mixed-use redevelopment. ACM would be removed under a South Carolina Department of Environmental Services (SCDES)–approved permit and containerized for off-site landfill disposal as a special or regulated waste. Landfill disposal authorizations specific to the disposal facility would be secured prior to initiating abatement work. ACM removal must be performed by a South Carolina–licensed abatement contractor. In addition, this work requires a 10-business day notification and appropriate coordination with the SCDES Asbestos Section throughout the abatement project. An air monitoring program will be required for removal of friable or highly damaged ACM. Final clearance would be granted following a visual examination of the work area followed by receipt of acceptable air quality testing results for regulated ACM. The Town plans for soil, groundwater, and soil vapor impacts on the 18-acre property to be addressed by future developers based on the specific reuse requirements.

Description of Tasks/Activities and Outputs

<p>Task 1: Outreach</p>



b.	<i>Project Implementation: EPA-Funded:</i> The Town will develop a CIP, outreach materials, Brownfield (BF) Project webpage, and social media posts with assistance of the qualified environmental professional (QEP). Town staff will lead the community meetings discussing project plans and updates. Supplies are budgeted for the printing of outreach materials (brochures) and office supplies to manage the grant.
c.	<i>Anticipated Project Schedule:</i> CIP created in Q1. Community meetings held in Q2 in years 1–4. Webpage and outreach materials created in Q1 and posted throughout the grant project.
d.	<i>Task/Activity Lead:</i> Town: R. Noel Price Blackwell, BF Project Director
e.	<i>Outputs:</i> CIP, BF webpage, 4 community/educational meetings, brochures/handouts, social media posts, summary of community meetings in EPA-required quarterly reports.

Task 2: Programmatic Support

b.	<i>Project Implementation: Non-EPA-Funded:</i> Using its own funding, the Town will procure a QEP to assist with the BF Grant Project. The City’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, and additional programmatic support for the four-year term of the grant. The Town’s travel budget allows for two staff to attend two BF training conferences/workshops.
c.	<i>Anticipated Project Schedule:</i> Procure QEP in Q1. ACRES & quarterly reporting begin in Q1 and continue throughout the grant. Annual reporting and forms created in Q5, 9, 13, and final closeout.
d.	<i>Task/Activity Lead:</i> Town: R. Noel Price Blackwell, BF Project Director
e.	<i>Outputs:</i> ACRES database reporting, 4 annual financial reports, 16 quarterly reports, programmatic support for the four-year grant period. Two staff to attend two conferences.

Task 3: Cleanup Planning

b.	<i>Project Implementation: EPA-Funded:</i> The Town will oversee the QEP as they finalize the ABCA and prepare an ACM Abatement Design, a Quality Assurance Project Plan (QAPP), and a Health and Safety Plan (HASP).
c.	<i>Anticipated Project Schedule:</i> Initiated upon award and funding of grant 10/2026; QAPP and Final ABCA completion 02/2027; Cleanup Plan approved by regulator 05/2027.
d.	<i>Task/Activity Lead:</i> The QEP will complete the technical aspects of the project with oversight from Town: R. Noel Price Blackwell, BF Project Director.
e.	<i>Outputs:</i> 1 Final ABCA, 1 ACM Abatement Design, 1 Site Specific-QAPP, 1 HASP.

Task 4: Cleanup & Oversight

b.	<i>Project Implementation: EPA-Funded:</i> The Town’s BF Project Manager will oversee the QEP as they manage site-cleanup activities, contractor oversight, and cleanup reporting. The Town’s BF Project Manager will oversee the QEP as they manage the proposed site cleanup activities including contractor mobilization, abatement of ACM, Asbestos Air Monitoring, clearance sample analysis, contractor oversight, and cleanup reporting.
c.	<i>Anticipated Project Schedule:</i> Oversight will follow the cleanup schedule with final remedial action report 03/2028. Cleanup implementation 07/2027–12/2027.
d.	<i>Task/Activity Lead:</i> The QEP will conduct cleanup oversight and handle the technical aspects of the project with oversight from Town: Scott Miller, BF Project Manager.
e.	<i>Outputs:</i> 1 final remedial action report, 10 remediation jobs created (annualized), 1 cleanup report, 1 18-acre site ready for reuse

f. **Cost Estimates:** Below are the anticipated cost estimates for this project *based on past*



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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, other (conference registration), contractual, and construction costs only.

Task 1 Outreach: Contractual: CIP \$3,400 (20 hrs x \$170); 4 community/educational meetings \$6,800 (\$1,700 per mtg; 10 hrs x \$170 per meeting to include preparation and execution); BF webpage, outreach brochure/handouts, social media posts \$2,550 (15 hrs x \$170). Supplies: \$1,000 (800 printouts at \$1 each, 2 display boards at \$100 each).

Task 2 Programmatic Support: Contractual: ACRES database reporting, yearly financial reporting, quarterly reporting, \$25,500 (150 hrs x \$170). Travel: 2 staff to attend 2 conferences \$8,600 (flights at \$1,000/each, 3 nights in hotel at \$250/each, incidentals and per diem at \$100 x 4 days). Other: \$1,200 conference registration (\$300 per event per person)

Task 3 Cleanup Planning: Contractual: 1 Final ABCA \$5,100 (30 hrs x \$170); 2 Vision Sessions \$5,100 (\$2,550 each; 15 hrs x \$170 per session); 1 QAPP \$5,100 (30 hrs x \$170); 1 HASP \$850 (5 hrs x \$170); 1 ACM Abatement Design \$5,100 (30 hrs x \$170).

Task 4 Cleanup & Oversight: Contractual: ACM abatement oversight, air monitoring, and clearance sampling \$120,000 (80 shifts x \$1,500/shift); cleanup reporting \$5,100 (30 hrs x \$170). Construction: Abatement and disposal of ACM by licensed contractor \$1,800,000 (Mobilization/Demobilization \$50,000, Equipment Rental \$100,000, ACM Abatement Labor \$1,250,000, ACM Disposal \$400,000 [based on estimates from abatement contractors]).

Category	Tasks				Totals
	<i>Outreach</i>	<i>Programmatic Support</i>	<i>Cleanup Planning</i>	<i>Cleanup & Oversight</i>	
Travel		\$8,600			\$8,600
Supplies	\$1,000				\$1,000
Other		\$1,200			\$1,200
Contractual	\$12,750	\$25,500	\$21,250	\$125,100	\$184,600
Construction				\$1,800,000	\$1,800,000
Total Budget	\$13,750	\$35,300	\$21,250	\$1,925,100	\$1,995,400

g. Plan to Measure and Evaluate Environmental Progress and Results: To ensure this EPA Brownfield Grant is on schedule, the Town’s Brownfields Team, which will include the QEP, will meet quarterly to track all **outputs identified in 3.e.** using an Excel spreadsheet. The Town will report progress to the EPA via quarterly reports, and project expenditures and activities will be compared to the project schedule to ensure the project will be completed within the four-year time frame. Site information will be entered and tracked in the ACRES database. Outputs to be tracked include QAPP; ABCA; cleanup plan development; contractor procurement; quarterly, annual, and closeout reports; and the number of community meetings. The outcomes to be tracked include community participation, acres ready for reuse, redevelopment dollars leveraged, and jobs created. In the event the project is not progressing, countermeasures are in place to address the problem, such as monthly calls to the EPA Project Officer or creating an EPA Corrective Action Plan.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

Programmatic Capability. a. Organizational Structure & b. Description of Key Staff: As a special purpose entity 501(c)(3) created by the Town for the specific purpose of acquiring the cleanup site and applying for this Cleanup Grant, Pacific Properties staff is composed of Town of Lyman staff.



**Pacific Properties, Inc.
dba Town of Lyman, SC**

FY2026 US EPA Brownfields Cleanup Grant

The staff who will serve to administer this cleanup project have years of experience managing other grants for the Town. **Ms. R. Noel Price Blackwell**, the Lyman Town Administrator, will serve as **Brownfield Project Director** and will be responsible for day-to-day activities, expenditure of funds, and completion of technical, administrative, and financial requirements of the project. Ms. Blackwell has served the Town for eight years, currently as Town Administrator and previously as Assistant Town Administrator and Town Clerk. She has managed or assisted in multiple grants projects, including but not limited to those listed in Section 4.b. For management of grant finances and completing draw downs through the ASAP.gov system, the Town will retain an outside Certified Public Accountant (CPA) who currently provides accounting services to the Town of Lyman. Ms. Blackwell will be assisted by **Mr. Scott Miller**, who has served as the Lyman Public Works Director for the past nine years and will serve as **Brownfield Project Manager**. Mr. Miller has assisted with the implementation of multiple prior grants including but not limited to those listed in Section 4.b. For this Cleanup Grant, he will serve to coordinate and oversee implementation of cleanup activities with the cleanup contractor and environmental contractor. A qualified environmental professional (QEP) will assist with the technical aspects of the project.

c. Acquiring Additional Resources: As the administrator of Pacific Properties, the Town will follow its existing procurement rules when acquiring any additional resources needed for this project. Remediation contractors will be procured through a competitive bid process that will include a request for bid, a mandatory pre-bid meeting, and bid opening. A QEP will be procured through a competitive selection process based on qualifications and prior experience compliant with the EPA's Professional Service procurement process (2 CFR §§ 200.317–200.326).

Past Performance and Accomplishments. e. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Financial Assistance Agreements: (1) Purpose and Accomplishments: Lyman has been awarded three grants in the past eight years. In 2017, the Town was awarded an \$85,000 Parks and Recreation Development Fund (PARD) grant to build an Americans with Disabilities Act-compliant playground to the north of the cleanup site; the grant was completed and closed in 2018, with the outcome being creation of the Lyman Park Playground. In 2018, the Town was awarded a \$399,728 SC Department of Transportation, (SCDOT) Transportation Alternatives Set-Aside Program (TAP) grant, which was used to fund development of Phase III of the Lyman Rail Trail, a mixed-use trail that is part of the regional Tyger River Loop Trail; the grant was completed and closed in 2023, with the outcome being creation of a portion of the Lyman Rail Trail, which is currently in use nearby. In 2024, the Town was awarded a \$532,000 South Carolina Infrastructure Investment Program (SCIIP) grant to upgrade and expand equipment and capabilities of the Jackson Mill sewer pump station; work and reporting are progressing on schedule, and completion of the project is expected in Q1 2026.

(2) Compliance with Grant Requirements: The Town successfully managed, implemented, and closed the 2017 PARD and 2018 SCDOT TAP grants mentioned above, decisively achieving the intended goals of each project and fully expending the funds for both grants. For the 2023 SCIIP grant, the Jackson Mill sewer pump station project is on schedule and within budget. The exemplary management of these three grants by Ms. Blackwell and Mr. Miller with support from other staff demonstrates a high level of proficiency regarding grant management and implementation, including the timely and successful expenditure of funds and the completion of the grant's technical, administrative and financial requirements.



Town of Lyman, SC

**FY26 Brownfield Cleanup Grant
Threshold Criteria**



Threshold Criteria

1. Applicant Eligibility

- a. Pacific Properties, Inc. (Pacific), is eligible to apply for the EPA Brownfields Cleanup Grant as a nonprofit organization as described in section 501(c)(3) of the Internal Revenue Code. **Please see attached 501(c)(3) nonprofit documentation.**
- b. Pacific is not exempt from Federal taxation under section 501(c)(4) of the Internal Revenue Code.

2. Previously Awarded Cleanup Grants

Pacific affirms that the Former Lyman Mill site located at 14 Pacific Street in Lyman, South Carolina, has not received funding from a previously awarded EPA Brownfields Cleanup Grant.

3. Expenditure of Existing Multipurpose Grant Funds

Pacific affirms that they do not have an open EPA Multipurpose Grant.

4. Site Ownership

Pacific acquired the property on December 18, 2024, through Special Warranty Deed.

5. Basic Site Information

- a) Site Name: Former Lyman Mill
- b) Site Address: 14 Pacific Street, Lyman, South Carolina 29365

6. Status and History of Contamination at the Site

- a) The site is contaminated by petroleum products and hazardous substances.
- b) The 18-acre site was developed with a textile weaving, bleaching, and finishing mill in 1924. Mill operations expanded in the 1930s to include dyeing and printing. The facility operated until 2004, and was mostly demolished in 2011, leaving only the former administration building, boiler building, and a maintenance shop. The site has remained vacant since and has fallen into a state of disrepair.
- c) Site soil and groundwater are impacted by petroleum constituents, polynuclear aromatic hydrocarbons, and chlorinated solvents. The site buildings contain asbestos-containing building materials (ACM) and lead-based paint (LBP). Based upon the dilapidated condition of buildings on the site, a threat of asbestos or lead-based-paint release may exist. **Cleanup funds will be used to abate ACM in the buildings.** LBP abatement is not required in South Carolina prior to building demolition; therefore, building materials containing LBP will be disposed at a landfill during future redevelopment activities. **Soil and groundwater impacts will be addressed by future private developers through the South Carolina Voluntary Cleanup Program (VCP).**
- d) Sources of contamination include former bleaching and dyeing operations, machine parts maintenance, petroleum storage tanks formerly used on the site (no longer present), coal combustion at the boiler building, and ACM and LBP in building materials (common for the time of construction). Prior site assessments have identified petroleum and chlorinated solvent impacts to soil and soil vapor across the site and in groundwater on the northern and eastern portions of the site, as well as ACM and LBP in the remaining site buildings.



7. Brownfield Site Definition

Pacific affirms that the site is:

- a) Not a facility listed (or proposed for listing) on the National Priorities List (NPL);
- b) Not a facility subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA;
- c) Not a facility that is subject to the jurisdiction of, custody, or control of the US government.

8. Environmental Assessment Required for Cleanup Grant Applications

The following site assessment reports have been completed for the site.

- Phase I Environmental Site Assessment (ESA), dated August 6, 2019 (1 Parcel)
- Phase I ESA, dated August 6, 2019 (1 Parcel)
- Phase I ESA, dated August 7, 2019 (4 Parcels)
- Phase II ESA, dated October 16, 2019 (4 Parcels)
- Phase II ESA, dated October 16, 2019 (1 Parcel)
- Phase II ESA, dated October 17, 2019 (1 Parcel)
- Final National Emission Standards for Hazardous Air Pollutants (NESHAP) Demolition Asbestos Survey Report, dated October 17, 2019
- Phase I ESA, dated October 21, 2024
- Asbestos Survey Report Update, dated October 30, 2024

9. Site Characterization

a. Not Applicable.

b. i. The Former Lyman Mill property at 14 Pacific Street is eligible to be enrolled in the state Voluntary Cleanup Program (VCP). A letter from the South Carolina Department of Environmental Services (SCDES) is included in this application, which states the following:

- (a) Pacific Properties, Inc., has requested State oversight for the site by means of voluntary cleanup contract 22-7614-NRP;
- (b) The site is eligible to be overseen by a State program or office; and,
- (c) Based upon the environmental site assessments performed to date and information provided by the applicant, the State oversight program concurs that the site has had a sufficient level of site characterization for the remediation work to begin in the form of asbestos abatement of the former Lyman Mill.

ii. Not Applicable.

c. Not Applicable.

10. Enforcement or Other Actions

Pacific affirms there are no known ongoing or anticipated environmental enforcement or other actions related to the site.

11. Sites Requiring a Property-Specific Determination

Pacific affirms that the site does not require property-specific determination per the Information on Sites Eligible for Brownfields Funding under CERCLA 104(k) to be eligible for EPA Brownfields Grant funding.



12. Threshold Criteria Related to CERCLA/Petroleum Liability

The site is contaminated with hazardous substances and petroleum, and the contaminated areas are distinguishable.

a. Property Ownership Eligibility – Hazardous Substance Sites

i. EXEMPTIONS TO CERCLA LIABILITY

(1) Indian Tribes

Not Applicable.

(2) Alaska Native Village Corporations and Alaska Native Regional Corporations

Not Applicable.

(3) Property Acquired Under Certain Circumstances by Units of State and Local Government

Not Applicable.

ii. EXCEPTIONS TO MEETING THE REQUIREMENTS FOR ASSERTING AN AFFIRMATIVE DEFENSE TO CERCLA LIABILITY

(1) Publicly Owned Brownfield Sites Acquired Prior to January 11, 2002

Not Applicable.

iii. LANDOWNER PROTECTIONS FROM CERCLA LIABILITY

(1) Bona Fide Prospective Purchaser Liability Protection

(a) Information on the Property Acquisition

(i) Pacific acquired the site by Special Warranty Deed.

(ii) Pacific acquired the site on December 18, 2024.

(iii) Pacific is the sole owner of the site and has fee simple title.

(iv) Pacific acquired the site from the previous owner: Town of Lyman, SC.

(v) Pacific is a 501(c)(3) nonprofit entity administrated by the Town of Lyman, SC. Neither Pacific nor the Town of Lyman, SC have familial, contractual, corporate, or financial relationships or affiliations with prior owners or operators of the property prior to ownership by the Town of Lyman, SC or any person or entity potentially liable for contamination at the site.

(b) Pre-Purchase Inquiry:

(i) Prior to acquiring the site, a Phase I ESA, dated October 21, 2024, was performed for Pacific on the site in accordance with ASTM E1527-21. The report summarized and considered the findings of the previous environmental reports listed under Section 8 above.

(ii) The Phase I ESA completed on October 21, 2024, prior to Pacific's acquisition of the site was performed by an Environmental Professional, as defined in Section 312.10 of 40 CFR. The required declaration by the environmental professional is included in the Phase I ESA report. The Phase I ESA was initiated and completed less than 180 days prior to Pacific acquiring the site.

(iii) Not Applicable.



**Pacific Properties, Inc.
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(c) Timing and/or Contribution Toward Hazardous Substances Disposal

All disposal of hazardous substances at the site occurred before Pacific acquired the site. Pacific has not caused or contributed to any release of hazardous substances at the site. Pacific has not, at any time, arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site.

(d) Post-Acquisition Uses

The site has remained vacant with no operations since the time of Pacific's acquisition of the property.

(e) Continuing Obligations

- (i) There are no known ongoing releases currently.
- (ii) Pacific has taken steps to prevent future releases of asbestos and lead-based paint by securing and limiting access to the site buildings. All doorways and windows are locked and/or barricaded.
- (iii) Pacific has taken steps to limit exposure to previously released asbestos and lead-based paint by securing and limiting access to the site buildings. All doorways and windows are locked and/or barricaded.

Pacific affirms it is:

- (i) complying with any land use restrictions and not impede the effectiveness or integrity of any institutional controls;
- (ii) assisting and cooperating with those performing the cleanup and provide access to the property;
- (iii) complying with all information requests and administrative subpoenas that have or may be issued in connection with the property; and
- (iv) providing all legally required notices.

Non-Publicly Owned Sites Acquired Prior to January 11, 2002

Not Applicable.

iv. SITES WITH HAZARDOUS BUILDING MATERIAL THAT IS NOT RELEASED INTO THE ENVIRONMENT

Not Applicable.

b. Property Ownership Eligibility – Petroleum Sites

i. INFORMATION REQUIRED FOR A PETROLEUM SITE ELIGIBILITY DETERMINATION

(1) Current and Immediate Past Owners

Pacific is the current owner of the property. The Town of Lyman is the immediate past owner of the property.



**Pacific Properties, Inc.
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(2) Acquisition of Site

Pacific acquired the site on December 18, 2024, through Special Warranty Deed.

(3) No Responsible Party for the Cleanup of the Site

(i) Neither Pacific nor the Town of Lyman dispensed or disposed of petroleum or petroleum products or exacerbated the existing petroleum contamination at the site. (ii) Neither Pacific nor the Town of Lyman owned the site when any dispensing or disposal of petroleum took place. (iii) Both Pacific and the Town of Lyman took reasonable steps with regard to the contamination at the site.

(4) Cleaned Up by a Person Not Potentially Liable

Pacific has not dispensed or disposed of petroleum or petroleum products or exacerbated the existing petroleum contamination at the site. Pacific did not own the site when any dispensing or disposal of petroleum took place. Pacific took reasonable steps with regard to the contamination at the site.

(5) Judgments, Orders, or Third-Party Suits

No responsible party (including the applicant) is identified as potentially liable for cleaning up the site through either:

- (a) a judgement rendered in a court of law or an administrative order that would require any person to assess, investigate, or clean up the site; or,
- (b) an enforcement action by federal or state authorities against any party that would require any person to assess, investigate, or clean up the site; or,
- (c) a citizen suit, contribution action, or other third-party claim brought against the current or immediate past owner of the site that would, if successful, require the assessment, investigation, or cleanup of the site.

(6) Subject to RCRA

The site is not subject to any order under § 9003(h) of the Solid Waste Disposal Act.

(7) Financial Viability of Responsible Parties

Not Applicable. No responsible parties for petroleum contamination were identified in (3) or (4) above.

13. Cleanup Authority and Oversight Structure

Pacific will comply with all applicable federal and state laws and ensure that the cleanup project protects human health and the environment.

a. Pacific enrolled the site in the SCDES Voluntary Cleanup Program (VCP) prior to acquiring the site via a Non-Responsible Party (NRP) Voluntary Cleanup Contract (VCC). The SCDES VCP, however, does not address asbestos concerns in building materials. The SCDES Bureau of Air—Asbestos Section (Department) is the cleanup authority for asbestos. The Department typically does not require technical review of plans, reports, and activities associated with asbestos abatement projects; however, the Department will be provided with such documents for review, should they choose. Regardless, Pacific will retain a qualified environmental consultant prior to implementing remediation activities at the site, who will provide the technical expertise required



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to conduct, manage, and oversee the cleanup, ensuring the adherence to applicable state and federal regulations and requirements. If necessary, US EPA will also be consulted to ensure that the cleanup is protective of human health and the environment.

b. The site is accessible via Pacific Street, which bisects the property from northeast to southwest. For the site buildings in which asbestos abatement activities will occur, adequate space is present around the buildings to facilitate abatement activities and movement of personnel and equipment; therefore, it is not anticipated that neighboring property access will be necessary for proposed cleanup activities.

14. Community Notification

a. Draft Analysis of Brownfield Cleanup Alternatives

A draft ABCA and draft Cleanup Grant application were made available at Town Hall on January 13, 2026, to allow the community to provide input and comment. These documents summarized information about:

- the site and contamination issues, cleanup standards, and applicable laws;
- the cleanup alternatives considered; and
- the proposed cleanup.

b. Community Notification Ad

Pacific announced their intent to apply for cleanup funding for the Former Lyman Mill property through the Town of Lyman website and in the *Spartanburg Herald-Journal*, a regional newspaper, on January 9, 2026. The announcement indicated that:

- the ABCA and a draft of the grant application were available for public review and comment at Town Hall;
- project staff contact information was provided so anyone could provide input or comment;
- the draft application is located at Town Hall; and
- a public meeting to solicit input would be held on January 13, 2026, at 2:00 p.m. in the Town Hall.

c. Public Meeting

A public meeting to discuss the draft ABCA and Cleanup Grant application was held on Tuesday, January 13, 2026, at 2:00 p.m. at the Lyman Town Hall. Comments were accepted until January 26, 2026.

Multiple comments/questions were received during the public meeting, which are included on an attached sheet titled "Public Meeting Agenda and Summary." The following items from the meeting are included as an attachment:

- a meeting summary from the public meeting, including public comments/questions and answers provided; and,
- a meeting sign-in sheet.



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d. Submission of Community Notification Documents

Comments/questions were only received during the public meeting, and were not received via other methods, such as email. Comments and the Town's response to those comments are included on an attached sheet titled "Public Meeting Agenda and Summary." The following community notification documents are included as an attachment to this proposal:

- a copy of the draft ABCA;
- a copy of the ad that demonstrates notification to the public and solicitation from comments on the proposal;
- a meeting summary from the public meeting, including public comments/questions and answers provided; and
- a meeting sign-in sheet.

15. Contractors and Named Subrecipients

Not Applicable.



**SC DEPARTMENT of
ENVIRONMENTAL
SERVICES**

Julie 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

Dear Ms. Chakravarty:

The South Carolina Department of Environmental Services (SCDES), the State's environmental authority, acknowledges that Pacific Properties, Inc. plans to conduct the cleanup of a brownfield site and is applying for an FY26 EPA Brownfields Cleanup Grant.

Pacific Properties, Inc. has developed an application requesting site-specific federal Brownfields Cleanup funding for the former Lyman Mill site located at 14 Pacific Street in Lyman, South Carolina.

SCDES affirms that:

- i. Pacific Properties, Inc. has requested State oversight for the site by means of voluntary cleanup contract 22-7614-NRP ;
- ii. The site is eligible to be overseen by a State program or office; and
- iii. Based upon the environmental site assessments performed to date and information provided by the applicant, the State oversight program concurs that the site has had a sufficient level of site characterization for the remediation work to begin in the form of asbestos abatement of the former Lyman Mill.

SCDES appreciates your consideration of the application and hopes for a favorable outcome. Your positive response will assist Pacific Properties, Inc. in its efforts to revitalize properties in the community. If you have any questions or need additional information, please contact Jerry Stamps, member of my staff, at 803-898-0927 or Jerry.Stamps@des.sc.gov.

Sincerely,

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

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

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