



Narrative Information Sheet

The Greater Lake City Alliance (GLCA) is pleased to submit this proposal for FY2026 Brownfields Cleanup Grant funding. Below we provide the information requested.

1. Applicant Identification:

Greater Lake City Alliance
107 North Acline Street
Lake City, South Carolina 29560

2. Website URL:

<https://glcalliance.org/>

3. Funding Requested:

- (a) Grant Type: Single Site Cleanup
- (b) Federal Funds Requested: \$ 2,815,000.00

4. Location:

- (a) City: Lake City
- (b) County: Florence
- (c) State or Reservation: South Carolina

5. Property Information:

Former Wentworth Manufacturing Site
315 Lyerly Street
Lake City, South Carolina 29560

Note: Please see attached map

6. Contacts:

(a) Project Director:

Name: Jason Morse, GLCA Project Manager
Phone: (843) 374-0138 | Email: jmorse@glcalliance.org
Mailing Address: 107 North Acline Street, Lake City, South Carolina 29560

(b) Chief Executive/Highest Ranking Elected Official:

Name: Harry Lesesne, GLCA Executive Director
Phone: (843) 374-0138 | Email: hlesesne@glcalliance.org
Mailing Address: 107 North Acline Street, Lake City, South Carolina 29560

7. Population:

City of Lake City, South Carolina: 6,032 (US Census – 2023 American Community Survey)

8. Other Factors Checklist:

Other Factors	Page #
Community population is 15,000 or less.	1,4
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	
The proposed brownfield site(s) is impacted by mine-scarred land.	
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.	3-4
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).	
The proposed site(s) is in a federally designated flood plain.	
The reuse of the proposed site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	
The reuse of the proposed site(s) will incorporate energy efficiency measures.	2-3
The proposed project will improve local resilience to the impact of extreme weather events and natural disasters.	
The target area(s) is impacted by a coal-fired power plant has recently closed (2015 or later) or is closing.	

9. Releasing Copies of Applications

Not applicable



Figure No.

1

Title

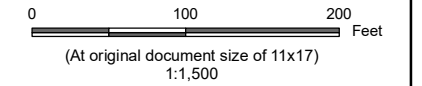
Aerial Site Location Map

Client/Project

Greater Lake City Alliance
Former Wentworth Manufacturing Site

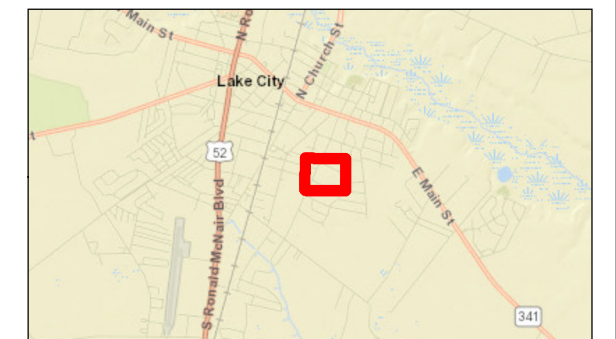
Project Location

315 Lyerly Street
Lake City, Florence Co., SC



Legend

Site Boundary



Notes
 1. Coordinate System: NAD 1983 StatePlane South Carolina FIPS 3900 Feet
 2. Data Sources:
 3. Background: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community
 Imagery collected in 2023 by Kucera International. Imagery is managed by Adam DeMars, South Carolina State GIS Coordinator and hosted by Esri.

1. PROJECT AREA DESCRIPTION & PLANS FOR REVITALIZATION:

Target Area & Brownfields

1.a. Overview of Brownfield Challenges & Description of Target Area:

For its entire history, Lake City (pop. 6,032) has served as a critical crossroads for South Carolina. First as a stopping place for travelers and then as a key agricultural hub following the routing of the Northeastern Railroad through the community in 1856. The region's rich natural resources shaped its early economy: pine forests supported turpentine production and supplied railroad ties, and once those forests were depleted, the area transitioned to diversified crop production. Lake City became a major producer of strawberries, squash, cucumbers, and especially green beans, so much so that a 1936 New Deal project constructed a large warehouse that grew into the largest green bean market in the world. Tobacco later became the dominant economic driver; by 1958, Lake City supported nine large tobacco warehouses, ranking second statewide and eleventh nationally in sales volume. As tobacco and agriculture flourished, secondary industries also proliferated, including agricultural supply stores, machinery repair services, and the textile industry.

Wentworth Manufacturing located in Lake City in 1951, ushering in industrial growth in textiles and becoming Florence County's largest employer by 1964. But when the plant closed permanently in December 1976, Lake City suffered a "stunning" economic blow, losing more than 550 jobs and leaving behind a large, vacant industrial structure on Blanding and Lyerly Streets. Former workers and residents described the closure as devastating, noting that many families lost their primary or only income source.¹ The Wentworth building, still standing but unused, remains a blighted industrial brownfield, symbolizing decades of economic hardship and posing potential environmental and safety concerns.

Beginning in the 1980s, tobacco demand began to precipitously decline, and Lake City's tobacco warehouses began to close. The market for tobacco bottomed once the tobacco companies entered into a settlement agreement with state Attorneys General in 1998. By the late 1990s, the last of tobacco warehouses closed, leaving once-vibrant commercial corridors boarded up, underutilized, and deteriorating. The abandoned textile mills, warehouses, and vacant commercial properties now form part of Lake City's modern brownfield landscape, contributing to community blight, depressed property values, a lack of investment in new housing stock, and environmental uncertainty. With Lake City measuring only 4.8 square miles, these distressed areas, including the historic downtown and adjacent neighborhoods, constitute the Target Area for this Brownfields Cleanup Grant. The grant funds will enable the Greater Lake City Alliance (GLCA), a non-profit community and economic development organization with the mission to improve the quality of life in Lake City, to cleanup the former Wentworth Manufacturing Site (Site) and catalyze reinvestment, restore community vitality, and convert a long-neglected property into much needed affordable housing. By removing environmental barriers and stabilizing this key Site, the grant will create momentum for continued downtown revitalization and improve quality of life for residents throughout Lake City.

1.b. Description of the Proposed Brownfield Site(s):

The former Wentworth Manufacturing Site consists of an approximately 120,000-square-foot (sqft) former textile plant that began construction in 1951. Wentworth Manufacturing first developed a 44,000 sqft textile mill, and as production increased, the building footprint was expanded by 22,000 sqft in 1953, with additional expansions following in 1957, 1961, and 1963. Wentworth Manufacturing operated the textile mill until 1976. Ayers Manufacturing Company used the property in 1987, and Debco Manufacturing, Inc. occupied it from 1992 to 1995; both companies conducted clothing manufacturing. Air Max, Inc. was identified as an occupant between approximately 1994 and 2000, producing walk-in freezers and other refrigeration equipment. In 2010, historical city directories identified Furniture Emporium as a tenant of the Site. Furniture Emporium reportedly assembled and sold various types of furniture. The Site has been vacant and unoccupied for the last 15 years resulting in significant deterioration of the structure due to deferred maintenance.

Environmental investigations conducted in September and October 2025 identified widespread asbestos-containing materials (ACM) and lead-based paint (LBP) throughout the building consistent with building construction practices prior to 1970. More than 4,500 linear feet of ACM pipe insulation, over 3,500 square feet of ACM floor tile and mastic, and approximately 6,000 square feet of ACM transite wall panels

¹ "A Brief History of the Wentworth Manufacturing Company in Florence County, SC". Cherish Thomas, Curator of History, Florence County Museum.

were confirmed. LBP was identified across interior structural and architectural components using X-ray Fluorescence (XRF). Structural steel columns, trusses, garage doors, painted floors, and railings all tested positive for LBP, and all twenty dust wipe samples collected from interior floors exceeded the EPA/ Department of Housing and Urban Development (HUD) Dust Lead Action Levels (DLALs), indicating a high degree of contamination and elevated exposure potential. A Phase II Environmental Site Assessment (ESA) performed in September 2025 identified the pesticide dieldrin in sub-slab surface soils beneath the building at concentrations above the EPA Regional Screening Levels (RSLs). Dieldrin, a persistent and bioaccumulative pesticide widely used between the 1950s and early 1970s for termite and structural pest control, was historically applied around building foundations and beneath slabs. Given the building's construction timeline, it is believed that dieldrin application occurred beneath the entire 120,000 sqft structure. Since dieldrin does not readily degrade in soil, its presence continues to pose long-term risks.

The severity of contamination at the site is amplified by its long-term vacancy. Since purchasing the property in 2018, the GLCA has ensured the building remains secure; however, the hazardous building materials documented throughout the structure continue to deteriorate. The combined presence of extensive ACM, widespread LBP, and sub-slab dieldrin contamination underscores the need for comprehensive cleanup to protect public health and facilitate the property's redevelopment for residential use.

Revitalization of the Target Area:

1.c. Reuse Strategy & Alignment with Revitalization Plans:

The reuse strategy is to redevelop the Site into new affordable housing, either 32 single family residences or a combination of 19 single family residences and 26 townhomes as described in concepts developed by Seamon Whiteside included in the attached Analysis of Brownfield Cleanup Alternatives (ABCA). The reuse strategy also aligns with GLCA's mission to improve community quality of life by facilitating investment, promoting infrastructure improvements, coordinating community and economic development projects, and eliminating blight and community deterioration.² The planned reuse strategy supports Lake City's stated economic development focus areas that improve quality of life and future growth, including providing quality housing and infrastructure, and advances the City's emphasis on encouraging new development.³ In July 2025, the *Strategic Plan and Countywide Housing Study* found "a significant volume of new units is needed to meet the housing demand of existing residents who are cost-burdened by housing; aging residents requiring smaller, more accessible units; relocating professionals and their families; and current in-commuters".⁴ The study further recommended that "concerted collaboration is needed to advance a shared goal of protecting and increasing housing affordability." In alignment with the strategic plan, GLCA will partner with the Darla Moore Foundation in the redevelopment of the site. The Darla Moore Foundation supports community focused redevelopment, with the intention of strengthening local capacity to advance economic and community development objectives. The Foundation has committed to partnering with GLCA to redevelop the site once the environmental cleanup is completed. With these grant funds, GLCA will engage the public and stakeholders in the Target Area through coordinated planning discussions and structured opportunities for community input to inform the final housing mix and site design, so the final reuse plan reflects local priorities.

1.d. Outcomes & Benefits of Reuse Strategy:

The Site is currently unsafe for structural, environmental, and human health reasons and, thus, not suitable for the redevelopment until the necessary cleanup actions are completed. The Site causes a negative blighting effect on neighboring properties and contributes to the disinvestment in the Target Area. With these grant funds funding the cleanup of the Site, GLCA will be able to substantially stimulate economic development in this rural community by attracting significant investment in the construction and development of new affordable residential units and providing the workforce housing needed to attract new industries to the Target Area. Recently, another project called, The Jasmine, started with over \$13 million invested to build 39 affordable rental housing units to provide family-oriented apartments, particularly for households at or below 80% of the Area Median Income (AMI). Similar to the planned reuse for the Wentworth Site, the project addresses Lake

² <https://glcalliance.org/>

³ <https://lakecitysc.gov/199/Economic-Development>

⁴ https://www.hafsc.org/utility/openPDF/flhasc/Housing_Authority_of_Florence_-_Strategic_Plan_and_Countywide_Housing_Study_20250627.pdf?alt=media

City’s need for safe, affordable housing by expanding quality family housing options in an area with a shortage of units at accessible rents. Based on this project, GLCA expects a similar \$12-\$14 million total investment and the creation of 120-130 local construction jobs to redevelop the Wentworth Site once the cleanup has been completed. The new housing will further benefit the Target Area by providing attainable housing options that incorporate energy-efficiency measures, such as energy-efficient windows, appliances, lighting, and water fixtures.

Strategy for Leveraging Resources

1.e. Resources Needed for Site Characterization:

In September and October 2025, GLCA initiated a series of environmental assessments to characterize site conditions and determine if environmental contaminants were present at the former Wentworth Manufacturing Site. Funding (~ \$70,000) to complete the environmental assessments was provided by the Darla Moore and Richard Rainwater Foundation. We are not anticipating at this time, the need for additional site characterization. The asbestos survey completed in 2025 will be valid for three years; therefore, based on our planned cleanup schedule, the need for an updated asbestos survey is not anticipated. In the event that unforeseen environmental assessments are needed, we will work with our community partners to secure the necessary funding to complete the assessments or seek assistance from the South Carolina Department of Environmental Services (SCDES) brownfields program.

1.f. Resources Needed for Site Remediation:

The \$2,815,000 in EPA Cleanup Grant funding requested in this application is fully sufficient to complete the comprehensive remediation and site restoration activities outlined in the draft ABCA. The selected remediation strategy includes the full removal of the remaining building structure, slab, and impacted sub-slab soils and provides a straightforward path to eliminating environmental and human-health risks at the Site. Because the approach removes the contaminant sources entirely rather than relying on long-term containment systems or administrative and engineering controls, the work can be completed within predictable cost parameters and without the need for extended post-remedy management. While Site remediation will require heavy equipment mobilization, regulatory compliance, and coordination with permitted disposal facilities, these are well-defined activities that fit within the requested funding. No additional funding is anticipated for site remediation. In the event that unforeseen environmental remediation is needed, we will work with our community partners to secure the necessary funding to complete the cleanup.

1.g. Resources Needed for Site Reuse:

Following the completion of abatement/remediation activities, GLCA will work with the public and partners in the Target Area to finalize the redevelopment plan for the site. Conceptual drawings have identified two preliminary options for the site. Option 1 includes 32 single family affordable residences, while Option 2 has a combination of 19 single family affordable residences and 26 affordable townhomes. GLCA has a long history of partnering with the Darla Moore Foundation to build and manage both market-rate and workforce housing in Lake City, with nearly 100 units of housing across the spectrum either currently occupied or under construction. The Foundation has committed in excess of \$1 million to facilitate the redevelopment of the former Wentworth Manufacturing Site into affordable housing. We have also identified federal (HOME Investment Partnerships and Low-Income Housing Tax Credits) and state (South Carolina Housing Trust Fund) funding sources for the construction of affordable housing. The GLCA is committed to working with the community, stakeholders, developers, and partners to secure the resources necessary to complete the redevelopment of the site.

Resources Needed for Site Characterization, Remediation, and Reuse

Name of Resource	Is the Resource for (1.e.) Assessment, (1.f.) Remediation, or (1.g.) Reuse	Is the Resource Secured or Unsecured?	Additional Details or Information About the Resource
SCDES	1.e. Assessment	Unsecured	Additional assessment is not anticipated, but GLCA may seek assistance from the SCDES EPA Brownfields CWAGST grant, if needed.
Darla Moore and Richard Rainwater Foundation	1.e Assessment 1.f. Remediation 1.g. Reuse Activities	Secured	Private philanthropic foundation located in Lake City with a mission and focus centered on enhancing lives in the Pee Dee region of South Carolina. GLCA and Foundation have a long history of

			partnering together on transformational projects, including several housing projects. The Foundation provided over \$70k in funding for the environmental assessments completed on the Site in 2025. The Foundation has committed in excess of \$1 million to facilitate the redevelopment of the Site.
HOME Investment Partnerships Program	1.g. Reuse Activities	Unsecured	Federal block grant program supporting affordable housing activities like new construction and tenant-based rental assistance. Administered by SC Housing, 501(c)3 organizations are eligible for HOME funding.
Low-Income Housing Tax Credits	1.g. Reuse Activities	Unsecured	Federal tax incentive for developers to build affordable rental housing. Administered by SC Housing, 501(c)3 organizations are eligible for Low-Income Housing Tax Credits.
South Carolina Housing Trust Fund	1.g. Reuse Activities	Unsecured	State funded primarily through a dedicated portion of the state’s documentary stamp tax on real estate transactions. Administered by SC Housing, 501(c)3 organizations are eligible for South Carolina Housing Trust Funds

1.h. Use of Existing Infrastructure:

As a former industrial site, sufficient existing water, sewer, and electrical utilities exist at the site to be reused for the proposed redevelopment as affordable housing. GLCA will work with community partners, including the Darla Moore Foundation, and pursue federal and state funding as necessary for roads and any unforeseen infrastructure needs. Stormwater management will also be funded through a combination of private and public funding as needed.

2. COMMUNITY NEED & COMMUNITY ENGAGEMENT:

Community Need

2.a. The Community’s Need for Funding:

The closure of the former Wentworth Manufacturing Site substantially impacted the City of Lake City and, in particular, the surrounding neighborhoods. In the decades following the closure of the Site in 1976, Lake City lost over 10% of its population, dropping to just 6,032 by the 2023 American Community Survey 5-year estimates by the Census Bureau. The GLCA is taking proactive steps towards the cleanup and redevelopment of the manufacturing site, however, the cleanup requires even more funding, and the Target Area has limited means to fund this project due to the **small population** and **low income** residents of the City of Lake City. As the following table shows, the median household income in Lake City is about 47% lower than that of the County and State, while the per capita income in Lake City is 24% less than the County’s and 36% less than the State’s. The community remains severely financially challenged and is unable to fund the cleanup and redevelopment of the site without grant assistance. This grant will enable the community to complete the remediation and attract additional investment for the redevelopment of the target site into high-quality affordable housing.

Demographic Data (ACS 2023 5-year estimates)	Lake City	Florence County	South Carolina	US
Total Population	6,032	136,921	5,212,774	332,387,540
% Minority	76.3	49.5	35.9	36.6
Median Household Income	\$35,000	\$56,650	\$66,818	\$78,538
Per Capita Income	\$24,027	\$31,803	\$37,993	\$43,289
% All In Poverty	24.5	18.3	14.2	12.4
% Families with Children in Poverty	18.5	18.6	16.3	13.5
% with SNAP Benefits	25.0	15.3	10.5	11.8
Median Home Value	\$133,700	\$165,500	\$236,700	\$303,400
% Housing Units Built Before 1970	46.5	26.0	20.8	36.1

2.b. Health or Welfare of Sensitive Populations:

The sensitive populations in Lake City include low-income individuals, minorities, and impoverished families (refer to the previous table). These populations are especially vulnerable to the risks associated with exposure to environmental contaminants, which include asbestos, lead, and the pesticide dieldrin that are suspected of being present in soil, groundwater, or building materials on the target site. Exposure pathways may include dermal contact with soils, inhalation of airborne particulates containing contaminated soil or building material, and ingestion of soil. As detailed in Section 2.c, health concerns in Lake City include elevated incidences of cancer and asthma. The cleanup conducted through this plan will mitigate these possible health threats.

Welfare concerns in the Target Area include blight from the vacant and dilapidated condition of the Site, higher levels of poverty, families dependent on government assistance, homelessness and the shortage of affordable, lead-free housing in Lake City. Nearly half (46.5%) of the residential units in Lake City, compared to only 26.0% in Florence County and 20.8% in SC, were built before 1970, when lead-based paints were typically used. With this grant, the GLCA will cleanup the Target Site to mitigate environmental risks, eliminate the blight, and protect the public from potential environmental exposures. The eventual reuse of the site will increase the quality of life in Lake City through the development of new, lead-free, affordable housing options for the Target Area.

2.c. Greater Than Normal Incidence of Disease & Adverse Health Conditions:

The sensitive populations in Lake City are particularly susceptible to chronic health impacts that the known contaminants at the Site may cause. As the following table shows (city-level data is unavailable), the Target Area’s county has a significantly higher incidence of All Cancer Sites (517.6) compared to SC (435.0) and the US (444.4) with a higher Age-Adjusted Mortality Rate as well. Specifically, the Target Area also exhibits higher incidences of breast, kidney, lung, liver, and stomach cancers. These cancers are suggestive of health complications that have been historically linked to chronic exposure to substances found above regional screening levels at the target site – including asbestos that has been linked to lung cancer, lead that has been linked to lung, stomach, and kidney cancers, and the pesticide dieldrin that has been linked to liver and breast cancers.

State Cancer Profiles⁵ Age-Adjusted Incidence Rate cases per 100,000	Florence County	South Carolina	U.S.
Breast	31.6	30.1	29.3
Kidney & Renal Pelvis Cancer	18.1	17.5	17.3
Lung Cancers	62.3	58.4	53.1
Liver & Bile Duct Cancers	8.1	7.9	8.6
Stomach	7.0	6.1	6.3
All Cancer Sites	517.6	435.0	444.4
Age-Adjusted Mortality Rate (All Cancers)	160.3	156.8	146.0

Exposure to airborne particulates, such as wind-blown contaminated soils and building materials with asbestos known to be present on the Site, may contribute to and/or complicate asthma and other respiratory diseases. Asthma occurrences in Lake City and Florence County are elevated compared to the US, as shown in the following table.

	Lake City	Florence County	South Carolina	US⁶
Asthma ⁷	12.2%	10.9%	11.1%	8.9%

These negative health impacts will be reduced, as the Site’s contaminants are remediated and the site is returned to responsible, safe reuse.

2.d. Economically Impoverished/Disproportionately Impacted Populations:

⁵ National Cancer Institute. <https://statecancerprofiles.cancer.gov/index.html>. Accessed January 2026.

² [Health and Nutrition of Lake City, SC Residents: Sexual Behavior, Medical Conditions, Reproductive Health, Mental Health, Consumer Behavior, Physical Activity, Oral Health, Taste & Smell, Audiometry, Diet Behavior & Nutrition, and more](#) Accessed January 2026.

⁷ <http://www.city-data.com>. Accessed January 2026.

The residents of the Target Area are economically impoverished and live in close proximity to the former industrial operations of the Wentworth Building with many homes even sharing a common property line or located within only a few blocks of the Site. Given their proximity, Target Area residents were disproportionately impacted by the blight and the environmental contaminants at the Site. Industry practices prior to the 1970s were not or were loosely regulated, and the adjacent neighborhoods bore the brunt of these environmental impacts. The closure of the Site and the resulting loss of jobs along with the shifting industrial trends and economic downturns that have impacted Lake City have also contributed to the creation of an economically impoverished population in the Target Area, as shown by the low incomes, high rates of poverty, and dependence on government assistance detailed in sections 2a and 2b. The hardships created by the loss of jobs, ongoing environmental concerns, and blighted, underutilized building have disproportionately impacted residents surrounding the Site in the Target Area. This Cleanup Grant will allow GLCA to remove site contamination that in turn will help to prevent additional transport and exposure of contaminants to Target Area residents. The redevelopment of the Site will provide new, affordable housing options for the Target Area.

Community Engagement

2.e. Project Involvement & 2.f. Project Roles:

Organization	Point of Contact	Role
Darla Moore Foundation	Shane Prince, Director of Operations 843-373-9080 sprince@darlamoore.org	Partner with GLCA to invest in the redevelopment of the site in alignment with community input into affordable housing.
Lake City Creative Alliance	Lee Nettles, Chairman of the Board 843-374-8511 lee@ntrlaw.com	Participate in community meetings, solicit input from residents and businesses, support cleanup and reuse planning.
City of Lake City	Malik Whitaker, City Administrator 843-374-5421 mwhitaker@cityoflakecity.org	Participate in community meetings, solicit input from residents and businesses, support cleanup and reuse planning.
Greater Lake City Chamber of Commerce	Phillip Rodgers, President 843-758-1421 info@visitlakecitysc.com	Participate in community meetings, solicit input from residents and businesses, support cleanup and reuse planning.
Netties Church	Hosea Graham [REDACTED] [REDACTED]	Host community meetings, solicit participation from congregation, provide input on cleanup and reuse planning
Community Museum Society	Lauren Smith, Executive Director 843-374-1500 lsmith@cmslc.org	Provide historical information on the Wentworth site and its impact in the Target Area, provide input on cleanup and reuse planning.
Housing Authority of Lake City	Mark Fountain, Executive Director 843-0374-3541, ext. 115 mfountain@lakecityha.net	Support the redevelopment of the site into affordable housing, provide input on cleanup and reuse planning.

2.g. Incorporating Community Input:

GLCA will develop a Community Involvement Plan (CIP) at the start of the project to plan for the deliberate involvement of the Target Area community members, particularly those living in close proximity to the site. The plan will include hosting a series of community meetings at Netties Church (located across the street from the Site) or at The Continuum (located nearby). The meetings will include a virtual option as an alternative to in-person engagement. The meetings will be held before key milestones, including at the project kickoff, prior to abatement/remediation activities, and after

site work is completed. Two additional community meetings are planned to finalize redevelopment plans for the site. In support of these efforts, we will prepare outreach and promotional materials to be distributed at meetings, via mail or email, newspapers, and the GLCA’s website and social media. We will also continue to reach out to local reporters to ensure the information, public meetings, requests for input, and project successes are covered in the local media. Input on project activities and decisions, such as on the remedial options, cleanup activities (e.g., truck routes, hours of operations, protective measures, etc.), and redevelopment plans will be solicited from residents, particularly within the vicinity of the Target Site, and community stakeholders throughout the project via these meetings and outreach channels. The GLCA’s project team will carefully consider all input and community feedback for incorporation and provide responses directly to the community on how it was considered and incorporated.

3. TASK DESCRIPTIONS, COST ESTIMATES, & MEASURING PROGRESS:

3.a. Proposed Cleanup Plan:

The GLCA is committed to working with SCDES Asbestos and Brownfields personnel throughout the cleanup planning and abatement/remediation activities for the Site. The cleanup plan has been developed to ensure the Site meets the standards required for its anticipated residential reuse. SCDES will continue to review and approve all cleanup activities carried out under this plan. A draft ABCA was completed in January 2026 and recommended the following remedial option to address ACM, LBP and lead dust within the building and slab, and dieldrin impacts in the underlying soil as the primary contaminants of concern (COC) for the Site. The cleanup plan includes full demolition of the manufacturing building, which contains ACM and LBP, followed by removal and disposal of the concrete slab, which exceeds EPA and HUD lead dust standards and is expected to contain asbestos fibers generated during demolition. Beneath the slab, approximately one foot of dieldrin impacted soil will be excavated. After excavation, the former building footprint will be restored using six inches of compacted clay to create a low permeability barrier and six inches of clean topsoil to establish safe and suitable conditions for future redevelopment.

Since RACM must be disposed of in specially permitted asbestos landfills or designated Class 3 landfill cells with strict wetting, packaging, and labeling requirements, while most lead containing demolition debris can be disposed of in less protective Class 2 construction and demolition landfills unless TCLP testing indicates hazardous levels, all building debris and slab materials will be managed as RACM to ensure the most protective and consistent disposal approach. The dieldrin impacted soil will be managed separately and disposed of at a facility permitted to accept pesticide contaminated soil. Cleanup quantities are estimated at approximately 12,144 tons of building debris managed as RACM, 4,450 tons of slab material managed as RACM, and 4,450 cubic yards of contaminated soil removed and replaced with an equivalent volume of clay and topsoil. The recommended cleanup plan eliminates exposure pathways associated with asbestos, lead, and dieldrin, reduces long term environmental risk, and prepares the site for safe residential redevelopment.

Description of Tasks/Activities & Outputs:

3.b. Project Implementation, 3c. Project Schedule, 3.d. Task/Activity Lead, & 3.e. Outputs:

<i>Task 1 – Project Management:</i>
b) The GLCA Project Manager will be responsible for the overall execution and management of the project with support from other GLCA staff. He will track project tasks, schedule and budget; oversee the work and procure the experienced Brownfields contractor; procure and oversee the brownfields cleanup contractor; and report on project activities and accomplishments to stakeholders. The project team will meet monthly to ensure the project remains on schedule and budget. The QEP will support reporting activities and will develop a Final Cleanup Report to document all project activities.
c) Schedule: October 1, 2026, to September 30, 2030; Experienced Brownfields contractor procurement to be completed in 1 st quarter, abatement/remediation contractor procurement to be completed in 3 rd and 4 th quarters.
d) Lead: GLCA Project Manager Assist: Brownfields contractor
e) Outputs: 48 meetings, 16 Quarterly Reports, 4 FFRs, 8 ACRES updates, 1 Final Cleanup Report
<i>Task 2 – Community Outreach:</i>

b) The GLCA will work closely with our community partner organizations throughout the project. The GLCA with assistance from the Brownfields contractor will draft a CIP at the start of the project and will plan and conduct a series of stakeholder meetings at key milestones in this project. The GLCA will establish an information repository and will communicate project information through local newspapers, social networking platforms, and other electronic means.
c) Schedule: October 1, 2026 to September 30, 2030 with key public meetings in October 2026 (kickoff), June 2027 (prior to cleanup start), March 2028 (after cleanup), and April 2028 and July 2028 for finalization of redevelopment plans.
d) Lead: GLCA Project Manager; Assist: Brownfields contractor
e) Outputs: 1 CIP, 5 Community Meetings, 6 Articles, 1 Info Repository
<i>Task 3 – Cleanup Planning</i>
b) Activities will include finalizing the ABCA document to include obtaining review and approval from EPA and SCDES Project Managers, placing the ABCA on a 30-day public review and comment period, preparing the Quality Assurance Project Plan (QAPP) for confirmation soil sampling, developing a Health & Safety Plan (HASP), negotiating and receiving the necessary regulatory approvals, and preparing bid documents for the solicitation of abatement/remediation contractor(s).
c) Schedule: October 1, 2026 to June 30, 2027
d) Lead: Brownfield contractor; Assist: GLCA Project Manager
e) Outputs: 1 ABCA, 1 QAPP, 1 HASP, 1 Set of Bid Documents
<i>Task 4 – Site Cleanup</i>
b) The GLCA will use the majority (95%) of the grant funds for the actual site cleanup activities. The GLCA will competitively procure an abatement/remediation contractor, which the GLCA Project Manager will oversee with the assistance of the Brownfields contractor. Based on the Phase II ESA, asbestos and lead-based paint surveys of the property and the findings from the draft ABCA, abatement/remediation contractor cleanup activities will include contaminated soil and debris removal and disposal, backfilling, and ACM and LBP abatement. The GLCA Project Manager and Brownfields contractor will work with SCDES Asbestos and Brownfields personnel to certify the cleanup is complete.
c) Schedule: July 1, 2027 to March 31, 2028
d) Lead: Abatement/Remediation Contractor; Assist: Brownfields Contractor, GLCA Project Manager
e) Outputs: 12,144 tons of RACM building materials, 4,450 tons of slab, and 4,450 cubic yards of contaminated soil removed and disposed of properly; 9.5 Acres ready for reuse

3.f. Cost Estimates:

All cost estimates are based upon costs incurred on the City of Lake City’s FY16 EPA Brownfields Assessment Project and information collected from experienced EPA Brownfields Program contractors and abatement/remediation contractors from similar brownfield cleanup projects. No Personnel, Fringe Benefits, Equipment, Supplies, Indirect, and Administrative costs are being requested for reimbursement.

Task 1 – Project Management:

Travel Costs: 2 GLCA staff attend 2 regional workshops (2x2x\$250/person=\$1,000), 2 GLCA staff attend 2 national conferences (2 x 2 x (\$750 airfare + 3 hotel nights @\$200/night totaling \$600 + \$150 in meals = \$1,500/person/trip)=\$6,000) = **\$7,000**

Contractual Costs: 48 project team meetings (48x\$400=\$19,200); 16 Quarterly Reports (16x\$500=\$8,000); 4 annual reports (4x\$150=\$600); 1 final summary report (\$5,000); ACRES updates (8x\$400=\$3,200) = **\$36,000**

Other Costs: 2 GLCA staff attend 2 national conferences – registration fees (2x2x\$250/person) = **\$1,000**

Task 2 – Community Outreach:

Contractual Costs: CIP (1x\$3,000); Outreach meetings (5 mtgs x \$1,500 = \$7,500); Articles/media updates (6x\$500=\$3,000); Maintain Info Repository (\$500) = **\$14,000**

Task 3 – Cleanup Planning:

Contractual Costs: Finalize ABCA, including incorporating comments from public notice and regulatory review (\$2,500); QAPP (\$4,000); HASP (\$1,000); develop erosion and sediment control plans and apply for land disturbance permit (80 hrs @ \$185/hr = \$14,800); development of bid documents (RFP) for site cleanup activities, evaluation of bids, calling references, coordination of a pre-bid onsite meeting and selection of abatement/remediation contractors (60 hrs @ \$165/hr = \$9,900); provide oversight of cleanup activities (30 days @ \$1,160/day = \$34,800); and complete soil confirmation sampling (2 days @ \$1,160/day + \$12,680 labs = \$15,000) = **\$82,000**

Task 4 – Site Cleanup:

Construction Costs: Remove and Dispose of 12,144 tons of regulated ACM debris (including all building materials) at \$125/ton (12,144 tons x \$125 = \$1,518,000); Remove and Dispose of 4,450 tons of regulated ACM debris (including entire building slab) at \$125/ton (4,450 tons x \$125 = \$556,250); Excavate and dispose of 4,450 CYD of dieldrin contaminated soil at \$95/CYD (4,450 CYD x \$95 = \$422,750); Backfill with clay and topsoil at \$40/CYD (4,450 CYD x \$40 = \$178,000); = **\$2,675,000**

In summary, the total cost of project activities is estimated to be **\$2,815,000**. Project tasks are scheduled to be completed well within the four-year timeframe of this grant.

Budget Categories		Project Tasks (\$)				Total
		Project Management	Community Outreach	Cleanup Planning	Site Cleanup	
Direct Cots	Personnel					
	Fringe Benefits					
	Travel	\$7,000				\$7,000
	Equipment					
	Supplies					
	Contractual	\$36,000	\$14,000	\$82,000		\$132,000
	Construction				\$2,675,000	\$2,675,000
	Other	\$1,000				\$1,000
Total Direct Costs		\$44,000	\$14,000	\$82,000	\$2,675,000	\$2,815,000
Indirect Costs						
Total Funding Requested		\$44,000	\$14,000	\$82,000	\$2,675,000	\$2,815,000

3.g. Plan to Measure and Evaluate Environmental Progress and Results:

When preparing the project work plan, the GLCA will develop a detailed schedule of key project milestones such as contractor procurement, scheduling and holding outreach events, and beginning abatement work. At least monthly, GLCA will track and evaluate progress in achieving outputs and milestones against the work plan schedule, in addition to communicating with the experienced EPA Brownfields Program contractor and abatement/remediation contractor. GLCA will increase monitoring and communication during the active cleanup phase to act quickly to address any unanticipated changes during this critical period. GLCA will monitor the project budget concurrent with tracking the schedule, on at least a monthly basis. GLCA will document project outputs, outcomes, and results in the quarterly progress reports to EPA and in EPA’s ACRES database. Anticipated outputs are described in Section 3b. Anticipated outcomes and results that GLCA will track include: funding leveraged, reduction in volume of hazardous materials, increase in local property taxes, acres ready for reuse, and number of jobs created.

4. PROGRAMMATIC CAPABILITY & PAST PERFORMANCE:

Programmatic Capability

4.a. Organizational Structure and 4.b. Description of Key Staff

The Greater Lake City Alliance (GLCA) was founded in 2015 as a 501(c)(3) organization to improve the quality of life and foster economic and community development in the greater Lake City area. The GLCA is led by Executive Director Harry Lesesne, who reports to the Board of Directors. Mr. Lesesne oversees GLCA’s operations, including grant pursuits and community and economic development projects. Mr. Lesesne has more than 25 years of private, local, state, and federal funding pursuits and success stories. He is

a graduate of Duke University and has a master's degree and Doctorate in History from the University of South Carolina. Prior to GLCA, Mr. Lesesne served as the Executive Director of the Charleston Parks Conservancy and was also a senior advisor to the City of Charleston Mayor Joseph P. Riley, where he was responsible for advising the mayor on all aspects of city government. Reporting to and supported by Mr. Lesesne, Jason Morse, GLCA Project Manager, will serve as the Grant Project Manager and will handle day-to-day project activities, including oversight of contractors, planning, reporting, and compliance with the grant terms and conditions. He graduated from Clemson University with a degree in Agricultural Mechanization & Business in 2001. Mr. Morse has been with the GLCA for 10 years as a Project Manager, overseeing various community and economic development projects throughout Lake City. From 2016 – 2019, Mr. Morse in partnership with the City of Lake City, oversaw the day-to-day activities of the Lake City Plaza site (The Continuum) redevelopment project. These activities included the initial environmental assessments and cleanup planning activities funded through the City of Lake City's FY2016 EPA Brownfields Community-Wide Assessment Grant. Following the completion of these activities, Mr. Morse oversaw the completion of cleanup and redevelopment activities. In August 2019, The Continuum, a regional center for education, training and workforce development, and small business support opened its doors to Lake City and surrounding communities. Mr. Morse, among others in the Lake City community, has played a vital role in the success of The Continuum, which was nominated for a Phoenix Award in 2021. This prior experience with The Continuum project has positioned Mr. Morse with the knowledge to oversee the proposed cleanup activities at the former Wentworth Manufacturing Site. Mr. David Holladay, Financial Officer with the GLCA, will report to Mr. Lesesne and manage financial aspects of the grant project. Mr. Holladay has more than 28 years in financial management including managing complex projects and budgets with both private and public funding. GLCA will also competitively procure a contractor experienced with EPA Brownfields Grants including programmatic, public engagement, cleanup planning and oversight, and subcontracting to support the cleanup effort. This experienced GLCA team will ensure the timely and successful expenditure of funds and the completion of the grant's technical, administrative, and financial requirements.

4.c. Acquiring Additional Resources:

The GLCA routinely contracts for engineering and consulting services and has the management and procurement procedures in place to secure these services. Procurement procedures will be conducted in full compliance with the fair and open competition requirements in 2 CFR Part 200 and 2, which includes the public advertisement of a Request for Proposals (RFP) on the South Carolina Business Opportunities (SCBO) webpage (scbo.sc.gov/online-edition), the review of multiple proposals based on evaluation criteria (including cost reasonableness for at least 25%) set forth in the RFP, and the selection of the top scoring firm.

Past Performance & Accomplishments

4.e. Has Not Received an EPA Brownfields Grant but Has Received Other Federal or Non-Federal Assistance Agreements:

4.e.(1) Purpose & Accomplishments:

The GLCA receives an annual appropriation for The Continuum from the South Carolina Department of Education's Education Improvement Act (EIA) program funding. The EIA program is funded primarily through a one-cent state sales tax dedicated to public education purposes. GLCA received annual awards for \$2,500,000 for FY2023, FY2024, and FY2025. When we first received our \$2,500,000 allocation, we were serving approximately 800 students, with 11 partner high schools in 5 districts including the adult community students. Currently, we serve approximately 1,200 students in 17 partner high schools in 7 school districts. We have also increased our partners from two educational partners to three, with the addition of Medical University of South Carolina Health. Students in dual enrollment classes have increased, but the adult education has also increased. Enrollment for FDTC at the Continuum has grown every year and increased 16% from last year with current enrollment at 120 students filling 270 seats.

4.e.(2) Compliance with Grant Requirements:

The GLCA has previously and continues to comply with all EIA funding terms and conditions and reporting requirements and maintained the project schedule and budget in line with expectations. GLCA successfully used the EIA funding on the intended purposes, met all reporting requirements, and completed the EIA funded work on time and within budget.

FY26 EPA Brownfields Cleanup Grant
Site: Former Wentworth Manufacturing Site – Lake City, South Carolina
Applicant: Greater Lake City Alliance

Threshold Criteria

1. APPLICANT ELIGIBILITY:

Documentation of the eligibility of the Greater Lake City Alliance (GLCA) to apply for an United States Environmental Protection Agency (USEPA) Brownfields Cleanup Grant as a tax exempt organization under section 501(c)3 of the Internal Revenue Code is attached.

2. PREVIOUSLY AWARDED CLEANUP GRANTS:

No EPA Brownfields Cleanup Grant funds have been awarded to or expended on this brownfields site (Former Wentworth Manufacturing Site).

3. EXPENDITURE OF EXISTING MULTIPURPOSE GRANT FUNDS:

Not Applicable

4. SITE OWNERSHIP:

Greater Lake City Alliance (Applicant) is the sole owner of the former Wentworth Manufacturing Site that is the subject of this Brownfields Cleanup Grant application.

5. BASIC SITE INFORMATION:

Name of Site: Former Wentworth Manufacturing Site

Address of Site: 315 Lyerly Street, Lake City, South Carolina 29560

6. STATUS AND HISTORY OF CONTAMINATION AT THE SITE:

(a) Hazardous Substances or Petroleum: The Site is impacted by hazardous substances. Contaminants of Concern (COCs) at the Site are asbestos and lead-based paint in building materials. Pesticide (dieldrin) was found in surface soil beneath the building slab.

(b) Operational History & Current Use of Site: The geographic location where the former Wentworth Manufacturing Site currently stands was first developed in 1951 with the initial Wentworth Manufacturing textile mill. Prior to 1951, historical records revealed undeveloped vacant land. Based on historical aerial photographs, building additions occurred in the late 1950s and early 1960s. The Wentworth Manufacturing Site operated from approximately 1953 until its closure in 1976. The Site was a garment factory that manufactured lady's apparel. A review of historical city directories identified Ayers Manufacturing Company (1987) and Debco Manufacturing, Inc. (1992 – 1995). Both Ayers and Debco were identified as clothing manufacturers. In addition, Air Max, Inc. was identified as a tenant of the Site from approximately 1994 – 2000. Air Max manufactured walk-in freezers and other refrigeration equipment. In 2010, historical city directories identified Furniture Emporium as a tenant of the Site. Furniture Emporium reportedly assembled and sold various types of furniture. The Site has been vacant and unoccupied for the last 15 years.

FY26 EPA Brownfields Cleanup Grant
Site: Former Wentworth Manufacturing Site – Lake City, South Carolina
Applicant: Greater Lake City Alliance

(c) Environmental Concerns: In September and October 2025, asbestos-containing materials (ACM) and lead-based paint (LBP) surveys were completed throughout the approximate 120,000 square foot building. ACM was identified inside the building in the form of boiler insulation, pipe insulation, floor tile and mastic, and transite wall panels and mastic. LBP was identified throughout the interior of the building utilizing X-ray Fluorescence (XRF) and dust wipe samples. XRF testing identified lead-based paint on structural steel columns, steel trusses, garage doors, floor paint, and railings. Twenty random dust wipe samples were collected from the floor throughout the inside the building; all 20 samples detected the presence of lead above the USEPA/United States Department of Housing and Urban Development (USHUD) Dust Lead Action Levels (DLALs) for floors. In September 2025, Phase II Environmental Site Assessment (ESA) sampling identified the pesticide dieldrin in surface soil beneath the building at concentrations exceeding the USEPA Regional Screening Level.

(d) Source, Nature & Extent of Contamination: With the original Wentworth Manufacturing building and additions being completed prior to 1970, asbestos and lead-based paint were commonly used in construction during this time. Asbestos-containing and lead-based painted materials have been documented throughout the interior of the building. Since the building was vacated, building maintenance has been deferred, asbestos and lead-containing building materials have degraded, and the potential for exposure has increased. Since the Greater Lake City Alliance purchased the Site in 2018, we have taken steps to ensure that the building is secure and regularly inspected, with no means for the release of building materials to the environment. More than 4,500 linear feet of asbestos-containing pipe insulation, more than 3,500 square feet of asbestos-containing floor tile and mastic; and approximately 6,000 square feet of asbestos-containing transite wall panels have been identified in the building.

The pesticide dieldrin was widely used in the United States from the 1950s through the early 1970s. Historically, dieldrin was used as an agricultural insecticide for crops, mosquito control, and structural and termite control. It was commonly used during this time around building foundations, beneath slabs, and in crawlspaces for termite control. Dieldrin is highly persistent in soil and sediments and bioaccumulates in the food chain. Dieldrin was identified during Phase II ESA testing in the sub-slab surface soils. Based on the construction date, dieldrin is believed to have been utilized beneath the 120,000 square foot structure for termite control.

7. BROWNFIELDS SITE DEFINITION:

The Site meets the definition of a brownfield under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA 101(39)). It is real property where the redevelopment and reuse are complicated by the presence of hazardous substances.

The Site is: (a) not listed or proposed for listing on the National Priorities List; (b) not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and (c) not subject to the jurisdiction, custody, or control of the U.S. government.

FY26 EPA Brownfields Cleanup Grant
Site: Former Wentworth Manufacturing Site – Lake City, South Carolina
Applicant: Greater Lake City Alliance

8. ENVIRONMENTAL ASSESSMENT REQUIRED FOR CLEANUP GRANT APPLICATIONS:

The former Wentworth Manufacturing Site underwent a Phase II ESA, Asbestos Survey, and Lead-Based Paint Survey from September 2025 through January 2026. Written Reports were completed:

- Phase II Environmental Site Assessment Report – January 14, 2026
- Asbestos Survey – January 13, 2026
- Lead-Based Paint Survey – October 9, 2025

9. SITE CHARACTERIZATION:

A current letter from the South Carolina Department of Environmental Services (SCDES) is attached that explains: (a) the Site is not required to be enrolled in the state voluntary cleanup program; and (b) there is a sufficient level of characterization from the assessments performed to date for the abatement/remediation work to begin.

10. ENFORCEMENT OR OTHER ACTIONS:

There are no known ongoing or anticipated environmental enforcement or other actions related to the Site.

11. SITES REQUIRING A PROPERTY-SPECIFIC DETERMINATION:

Greater Lake City Alliance has reviewed the information and affirms that the Former Wentworth Manufacturing Site is not subject to a property-specific determination for the following reasons:

- There are no planned or ongoing removal actions under CERCLA;
- The Site has not been issued or entered into a unilateral administrative order, a court order, an administrative order of consent, or judicial consent decree or to which a permit has been issued by the United States or an authorized state under the Resource Conservation and Recovery Act (RCRA), the Federal Water Pollution Control Act (FWPCA), the Toxic Substances Control Act (TSCA), or the Safe Drinking Water Act (SDWA);
- The Site is not subject to RCRA corrective action (3004(u) or 3008(h)) to which a corrective action permit or order has been issued or modified to require the implementation of corrective measures;
- The Site is not a land disposal unit that has submitted a RCRA closure notification or this is subject to closure requirements specified in a closure plan or permit;
- There has been no documented release of polychlorinated biphenyls (PCBs), nor is the Site subject to TSCA remediation; and
- The Site is not receiving monies for cleanup from the Leaking Underground Storage Tank (LUST) Trust Fund.

12. THRESHOLD CRITERIA RELATED TO CERCLA/PETROLEUM LIABILITY:

(a) Property Ownership Eligibility – Hazardous Substance Sites

FY26 EPA Brownfields Cleanup Grant
Site: Former Wentworth Manufacturing Site – Lake City, South Carolina
Applicant: Greater Lake City Alliance

(iii) Landowner Protections From CERCLA Liability

(1) Bona Fide Prospective Purchaser (BFPP) Liability Protection

Demonstrate that the Former Wentworth Manufacturing Site meets the requirements for the BFPP CERCLA liability protection:

(a) Information on the Property Acquisition

- (i) The Greater Lake City Alliance acquired the Site from a private entity through a negotiated purchase with the Boards approval.
- (ii) The Greater Lake City Alliance acquired the Site on December 21, 2018.
- (iii) The nature of ownership is fee simple.
- (iv) The Site was acquired from the Askins Family Limited Partnership.
- (v) The Greater Lake City Alliance has/had no familial, contractual, corporate, or financial relationships or affiliations with all prior owners or operators of the Site.

(b) Pre-Purchase Inquiry

- (i) An ASTM E1527-13 Phase I ESA was conducted on the Site on behalf of the City of Lake City and Greater Lake City Alliance less than 180 days prior to the Greater Lake City Alliance taking ownership. The Phase I ESA was completed with funding from the City of Lake City's USEPA Brownfields Assessment Cooperative Agreement (BF-00D47016). The consultant completing the Phase I ESA provided reliance of the report to the Greater Lake City Alliance as a User. The Greater Lake City Alliance met all User requirements as specified in ASTM E1527-13 Phase I ESA standard. The City of Lake City has no familial, contractual, corporate, or financial relationships or affiliation with the Greater Lake City Alliance.
- (ii) The Phase I ESA was completed by Cardno, Inc., a professional environmental and engineering company. Cardno, Inc. staff who completed the Phase I ESA meet the definition of an Environmental Professional as defined in ASTM E1527-13.
- (iii) The Phase I ESA was completed on November 21, 2018, within 180 days of the Greater Lake City Alliance taking ownership of the Site on December 21, 2018.

(c) Timing and/or Contribution Toward Hazardous Substances Disposal

The Greater Lake City Alliance is not liable in any way for contamination at the Site or affiliated with any other person potentially liable for the contamination. All disposal of hazardous substances at the Site (if any) occurred prior to the date the Greater Lake City Alliance acquired the Site. The Greater Lake City Alliance 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: There have been no uses or operations at the Site since the Greater Lake City Alliance acquired the Site.

(e) Continuing Obligations: The Greater Lake City Alliance has taken reasonable steps to prevent releases of regulated building materials by ensuring that the building

FY26 EPA Brownfields Cleanup Grant
Site: Former Wentworth Manufacturing Site – Lake City, South Carolina
Applicant: Greater Lake City Alliance

envelope is intact to prevent any chance of asbestos and lead of impacting the environment and securing the building to prevent unauthorized entry.

- (i) Greater Lake City Alliance is not aware of any land-use restrictions on the Site and will not impede the effectiveness or integrity of any institutional controls;
- (ii) Greater Lake City Alliance will provide full cooperation, assistance, and access to authorized persons performing the cleanup;
- (iii) Greater Lake City Alliance will comply with all information requests and administrative subpoenas that have or may be issued in connection with the Site.
- (iv) Greater Lake City Alliance will provide all legally required notices.

13. CLEANUP AUTHORITY AND OVERSIGHT STRUCTURE:

(a) In South Carolina, the SCDES Bureau of Air Quality oversees asbestos and lead-based paint abatement/remediation projects. SCDES does not require asbestos/lead-based paint abatement/remediation projects to join the voluntary cleanup program. As the owner, we will consult with the SCDES Bureau of Air Quality to obtain the necessary abatement permits and to ensure that the abatement/remediation is protective of human health and the environment. SCDES does not require sites undergoing soil removal activities to join the voluntary cleanup program. As the owner, we will consult with our assigned SCDES Brownfields Project Manager and EPA Brownfields Project Manager prior to and during the sub-slab soil removal and backfilling activities to ensure that the abatement/remediation is protective of human health and the environment. As the owner, we will procure an independent third-party oversight contractor and a licensed asbestos and lead-based paint contractor with the required technical expertise to implement the outlined abatement/remediation activities. We will comply with USEPA's procurement and competition requirements as outlined in the Best Practice Guide for Procuring Services, Supplies, and Equipment Under USEPA Assistance Agreements and the Brownfields Grants: Guidance on Competitively Procuring a Contractor.

(b) Access to neighboring properties will not be required because abatement/remediation actions will be performed wholly within the Site boundaries. In particular, all friable asbestos abatement activities will be conducted in containment and in accordance with SCDES regulations to prevent the release of asbestos.

14. COMMUNITY NOTIFICATION:

(a) Draft Analysis of Brownfields Cleanup Alternatives

The public notice published in the local newspaper (Florence Morning News) on January 10, 2025, provided instructions to interested parties on how they could review and comment on the draft Analysis of Brownfields Cleanup Alternatives (ABCA). The draft ABCA was available at the public meeting and the Greater Lake City Alliance office for review and comment. The draft ABCA is attached and summarizes the following:

- The Site and contamination issues, cleanup standards, and applicable laws

FY26 EPA Brownfields Cleanup Grant
Site: Former Wentworth Manufacturing Site – Lake City, South Carolina
Applicant: Greater Lake City Alliance

- The cleanup alternatives considered (including information on effectiveness, the ability of the applicant to implement, the resilience to address potential adverse impacts caused by extreme weather events, the cost, and an analysis of reasonableness); and
- The proposed cleanup.

(b) Community Notification Ad

The Greater Lake City Alliance published an ad in the Florence Morning News (local Lake City and Florence County, South Carolina printed newspaper) notifying the community of the intent to apply for an USEPA Brownfields Cleanup Grant for the Site. The ad ran on January 10, 2026 (over 14 days before the application was submitted to the USEPA). The public meeting notification was also published on the Visit Lake City SC social media pages on January 12, 2026. The community notification ad clearly stated:

- That a copy of the grant application; including the draft ABCA, is available for public review and comment;
- How to comment on the draft application;
- Where the draft application is located (at public meeting and Greater Lake City Alliance office); and
- The date, time, and location of the public meeting.

(c) Public Meeting

An in-person public meeting was held at 6:00pm on January 15, 2026, at The Continuum located at 208 West Main Street in Lake City to consider public comments prior to the submittal of this application. The following documents were produced from the public meeting:

- Summary of public comments/questions received;
- Greater Lake City Alliance's response to public comments/questions;
- Summary of the public meeting; and
- Sign-in sheet/participant list.

(d) Submission of Community Notification Documents

The following documents are attached:

- Draft ABCA;
- Public notification newspaper ad;
- Meeting notes providing participant list, summary of public comments/questions received, and Greater Lake City Alliance response to comments/questions; and
- Summary of public meeting content.

15. CONTRACTORS AND SUBRECIPIENTS:

The Greater Lake City Alliance has not procured a contractor at the time of application submission.

- Contractor: Not applicable
- Subrecipient: Not applicable



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 15, 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 the Greater Lake City Alliance plans to conduct the cleanup of a brownfield site and is applying for an FY26 EPA Brownfields Cleanup Grant.

The Greater Lake City Alliance has developed an application requesting site-specific federal Brownfields Cleanup funding for the former Wentworth Manufacturing Site located at 315 Lyerly Street in Lake City, South Carolina.

SCDES affirms that:

- i. The Greater Lake City Alliance has requested State oversight for the site;
- 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 Wentworth Manufacturing facility, the removal of two fuel oil underground storage tanks (USTs) in accordance with SCDES UST guidance, and the removal of dieldrin-impacted soil beneath the existing structure.

SCDES appreciates your consideration of the application and hopes for a favorable outcome. Your positive response will assist the Greater Lake City Alliance 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 "M P Mehta".

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

cc: Leigh Plummer, Area Director, BRLS, Florence Office
Preston Mousseau, Manager, Brownfields Program
Jerry Stamps, Project Manager, Brownfields Program