

PITTSYLVANIA COUNTY
VIRGINIA



Connie Gibson, Procurement
Manager
1 Center Street Virginia
Phone (434) 432-7744
Website:
www.pittsylvaniacountyva.gov

November 12, 2021

RE: RFP 20211028

The following shall serve as Addendum #1. Please acknowledge receipt of this addendum when submitting your proposal.

Dear Vendor:

1. On Page 5, Section B. 1) d) {second half of that paragraph} and f) {in its entirety}, seem to be “misplaced” paragraphs addressing DCR dam licensure and recommended solutions. That is inconsistent with the remainder of the Project Overview and typical brownfields projects. Can it be deleted and/or not addressed? **Delete this paragraph , page 5, Sections B.1. Sorry for the confusion.**
2. On page 12, Section J, “Evaluation of Proposals – Selection Factors,” the six evaluation criteria are *not* listed in order of relative importance (by point value, anyway) – and the total greatly exceeds 100 points. Can you please clarify the point values and the total?
 - Demonstrated experience of the firm and personnel. 30 points
 - Experience in successfully working with state and federal funds. 30 points
 - Management process and structure to assure quality control and timely completion. 30 points
 - proposed time- line. 20 points
 - Understanding of the project requirements and the technical approach. 30 points
 - References. 20 pointsThe total is 160 points.
3. Also on page 12, Section K.D), “Project Approach, Work Plan, Cost and Timeline.” Most of these – particularly cost and timeline – are proscribed by the EPA Grant Application and subsequently, in this Request for Proposals. What exactly do you need to meet this proposal requirement – or can a statement that “we agree with the included budget and timelines addressed in the RFP” be sufficient? Or, alternatively, can you just remove “cost” and “timeline” from the title of that paragraph since it is not discussed in the narrative below the title? **A statement stating that you agree to the budget and timeline would be fine.**
4. Did the County have outside assistance in securing the grant(s) or was funding secured strictly through County efforts alone? **No, the County had no assistance in applying for the funds.**
5. Is the application that the County submitted to the EPA in order to win the Brownfields grant available for review? (it may be dated October 28, 2020). **See attached**

Sincerely,

Connie Gibson
Purchasing Manager

PROPOSAL FOR USEPA'S COMMUNITY-WIDE BROWNFIELDS COALITION ASSESSMENT GRANT
RFP NO. EPA-OLEM-OBLR-20-06/ CFDA NO. 66.818
Section IV.D. – Narrative Information Sheet
October 28, 2020

1. Applicant Identification

County of Pittsylvania, Virginia
1 Center Street / P.O. Box 426
Chatham, VA 24531-0426

2. Funding Requested

a. Assessment Grant Type: Coalition

b. Federal Funds Requested:

- i. \$600,000
- ii. N/A – Not Site Specific

3. Location:

Pittsylvania County, Virginia
Town of Chatham, Virginia
Town of Gretna, Virginia
Town of Hurt, Virginia

4. Property Information for Site-Specific Proposals: N/A - Not Site Specific

5. Contacts

a. Project Director / AOR

Susan McCulloch, Project Manager
Department of Economic Development
1 Center Street / P.O. Box 426
Chatham, VA 24531-0426
Phone: 434-432-1770
Email: Susan.McCulloch@pittgov.org

BUSINESS SAVVY. PEOPLE FRIENDLY.

David M. Smitherman, County Administrator
david.smitherman@pittgov.org

b. Chief Executive/Highest Ranking Elected Official

Robert Warren, Chairman
Pittsylvania County Board of Supervisors
1 Center Street / P.O. Box 426
Chatham, VA 24531-0426
Phone: 434-432-7700
Email: Robert.Warren@pittgov.org

6. Population – US Census Bureau, ACS 5-Year Estimates, 2014-2018:

Pittsylvania County	61,676
Town of Chatham, Virginia	1,210
Town of Gretna, Virginia	1,310
Town of Hurt, Virginia	1,478

7. Other Factors Checklist

Other Factors	Page #
Community population is 10,000 or less. NOTE: Three of the four Coalition members have populations below 10,000.	5
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	N/A
The priority brownfield site(s) is impacted by mine-scarred land.	N/A
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	N/A
The priority site(s) is in a federally designated flood plain.	2
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or will incorporate energy efficiency measures.	N/A
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	8, 9

8. Letter from the State Environmental Authority: Attached

BUSINESS SAVVY. PEOPLE FRIENDLY.

David M. Smitherman, County Administrator
david.smitherman@pittgov.org



COMMONWEALTH of VIRGINIA

DEPARTMENT OF ENVIRONMENTAL QUALITY

Street address: 1111 E. Main Street, Suite 1400, Richmond, Virginia 23219

Mailing address: P.O. Box 1105, Richmond, Virginia 23218

www.deq.virginia.gov

Matthew J. Strickler
Secretary of Natural Resources

David K. Paylor
Director

(804) 698-4000
1-800-592-5482

September 17, 2020

Ms. Susan McCulloch, Project Manager
Pittsylvania County Department of Economic Development
1 Center Street / P.O. Box 426
Chatham, VA 24531

VIA ELECTRONIC MAIL

Subject: Acknowledgement and Support
USEPA's Community Wide Brownfields Assessment Grant
EPA-OLEM-OBLR-20-06
Pittsylvania Coalition including Chatham, Gretna, and Hurt

Dear Ms. McCulloch:

The Virginia Department of Environmental Quality (DEQ) is in receipt of your request for support to the above referenced Brownfields Grant application. The request will be for a community-wide EPA Brownfields Assessment grant for the Pittsylvania Coalition including Chatham, Gretna, and Hurt. DEQ has already begun partnering with you to advance brownfields redevelopment across the community and is thrilled to add our support for the subject EPA grant proposal.

It is our understanding that the target area includes the three towns as the centers of commerce and a fourth target area, the US 29 corridor connecting the towns. The target areas include many industrial and commercial properties that will benefit from assessment and planning to bring about meaningful revival of these communities. DEQ realizes these grant funds are absolutely critical to moving sites forward and encouraging redevelopment. The DEQ Brownfields Program is pleased to provide our support for this grant proposal and feels that if successful the grant funds will play a vital role in continuing the revitalization and redevelopment efforts already initiated.

It is our sincere hope that the subject proposal will be successful and the coalition will be able to leverage the funds to stimulate economic development and revitalization within the target

Acknowledgement and Support
USEPA's Community Wide Brownfields Assessment Grant
EPA-OLEM-OBLR-20-06
Pittsylvania County Coalition

area and region that has been hit hard with a changing economy over the last several decades. If I can be of further assistance, please don't hesitate to call me at (804) 698-4064.

Sincerely,



Vincent A. Maiden, CPG
Brownfields Program Coordinator

cc: Nikki Herschler – DEQ-BRRO
Meade Anderson – DEQ - CO
Lori Kroll – Draper Aden

PITTSYLVANIA COUNTY, VIRGINIA
On Behalf of a Coalition of Pittsylvania County
and the Incorporated Towns of Chatham, Gretna and Hurt
PROPOSAL FOR USEPA'S COMMUNITY-WIDE BROWNFIELDS COALITION ASSESSMENT GRANT
RFP NO. EPA-OLEM-OBLR-20-06 / CFDA NO. 66.818

Section IV.E. – Narrative / Ranking Criteria
October 28, 2020

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1.a. Target Area and Brownfields

1.a.i. Background and Description of Target Area: Pittsylvania County and its incorporated towns of **Chatham, Gretna and Hurt**, make up the **Pittsylvania Coalition**. Located in Southside Virginia, Pittsylvania is the state's largest county by land area and is bounded on the north by the Staunton River, intersected by the Banister River through the center, and drained by the Dan River on the south. Pioneers from Virginia's Tidewater region began settling the area in the early 1700's. Formed in 1767 and named for William Pitt, 1st Earl of Chatham, the County's early agricultural economy was dominated by tobacco and heavily reliant on slave labor. Plantation villages at ferrying points on the rivers were the only centers of trade until the emergence of Danville as a major tobacco port on the Dan River. To connect the port with its neighbors, a turnpike to Lynchburg (now US 29) was built in 1842, followed thereafter by the Southern Railway linking Danville with Richmond/Washington to the northeast and Atlanta to the south. Other overland routes, which began as wilderness trails, eventually became the primary transportation network for the region, including US 58 and State Routes 40, 41, and 57 to east-west markets and US Route 360 to the northeast.

Chatham, in the rough center of the County, has served as County seat since 1777. Affectionately called the "Prettiest Little Town in Southside," Chatham's historic Main Street (US 29 Business) is bounded by Victorian homes with manicured lawns and mature shade trees. Relatively unchanged since World War II, Chatham was placed on the Virginia Landmarks Register and the National Register of Historic Places in 2001 with 155 qualifying structures. Chatham's brownfields challenges include balancing its historic, quaint character with the need for economic stimulation.

Incorporated in 1901, **Gretna** became a railroad town when the Lynchburg & Danville Railroad arrived in 1872, followed by the Franklin & Pittsylvania in 1879 that included construction of a passenger and freight station for famous trains like Old 97, which passed through Gretna before its ill-fated wreck in 1903.¹ Gretna developed into a pleasant, friendly town but struggles to prosper in the 21st century due to a stagnant economy. At the junction of US 29 and VA 40, its proximity to major recreational amenities (Smith Mountain and Leesville Lakes), provides potential to become a retail and tourist hub with appropriate utilization of physical assets in the central business district.

The northernmost town of **Hurt**, incorporated in 1967, derives its name from a local landowner who donated the land on which it stands. Once considered a center for textile manufacturing, Hurt was, a company town that grew up around its major employer, formerly referred to as Klopman Mills. Originally opened in the 1940s as a small textile manufacturer, the mill was sold to Burlington Industries in the 1950s and expanded into a large cloth dyeing and finishing facility employing about 1,300 at its peak. The facility closed in 2007, severely impacting the population and economy of Hurt, which has essentially failed to recover. (See **Section 1.a.ii** for more detail on this high priority site.)

Like the rest of Southside, Pittsylvania is an area of economic transitions. Agriculture was king in the 18th century when the County was the top flue-cured tobacco producer in the state, the 13th largest in the US. Although agriculture has remained important, textiles and furniture manufacturing grew in the late 19th and early 20th centuries. The decline of these industries in the 1990's led many of the traditionally stalwart employers to abandon production and relocate to more lucrative markets, usually abroad, which forced an out migration of factory workers and left behind huge facilities to blight the once pastoral landscape. The latest economic transition continues to tout location and a ready workforce to bring multimodal transportation and advanced manufacturing facilities to the region. However, to attract these employers, quality of life, including affordable housing, cultural and recreational amenities, and vibrant, walkable downtowns, must be a calling card. To that end, the Coalition has identified **four target areas that include**

¹ *Encyclopedia Virginia*, "Wreck of the Old 97," retrieved Oct 2019: https://www.encyclopediavirginia.org/Wreck_of_the_old_97

the central business districts of the three Coalition Towns and the US 29 corridor, a primary commercial route connecting the towns and linking the cities of Lynchburg on the north and Danville on the south. By focusing brownfields efforts on these target areas for redevelopment and revitalization, Pittsylvania seeks to attract game-changing, large-scale employers to propel the regional economy through the 21st century.

1.a.ii. Description of the Priority Brownfield Sites: Priority sites for each community were identified based on perceived impacts as well as their potential to become transformative revitalization assets. After initially identifying around 15 sites for assessment and redevelopment, **five priority sites** were chosen including **two County sites and one site in each of the three towns. Three of the five sites are within Opportunity Zones (OZs).**² **The other two sites, located in central business districts of Chatham and Gretna, will facilitate revitalization and complement regional economic development initiatives within the nearby OZs.**

Beginning in **Hurt**, an old strip mall on US 29 Business Route has been mostly vacant since 2007 when nearby Burlington Industries closed, eliminating its last 550 jobs and a large chunk of tax revenue. **Stanton Plaza Shopping Center** was built in 1970 on over 6 acres. What remains today is mostly cracked asphalt parking and over 84,000 SF of empty, deteriorating storefronts. Due to its age, potential exists for asbestos and lead based paint, as well as off-site impacts from adjacent historical industrial use. These Constituents of Concern (COCs) are known to cause neurological and developmental disorders in children, as well as cancer, blood, liver and kidney disorders. Without some urgently needed repairs, the cinderblock building, which may also contain toxic mold known to exacerbate lung conditions such as asthma, will continue to deteriorate and add to the invasive blight in the area. **This site lies within the County's northern OZ #51143010200² and adjacent to Special Flood Hazard Area Zone AE (1% chance base flood or 100-year flood zone).**³

As noted in **Section 1.a.i**, just to the south outside Hurt's town limits, **a high priority County site is also within the same OZ.** The behemoth **Burlington Industries** property, formerly known as Klopman Mills, consists of over 600 acres in multiple tracts and is representative of several large industrial sites scattered through the County. The main building and distribution center were demolished in 2012, but the pads remain. On a separate parcel to the north, the facility's original water plant and sewer lagoons, once associated with the finishing process, still exist and could be returned to operation. Impacts from historic textile production could include asbestos and lead paint; petroleum and fuel; polychlorinated biphenyls (PCBs) and polycyclic aromatic hydrocarbons (PAHs); and other solvents and hazardous substances used in the manufacturing process. These COCs pose serious health risks to fetuses, babies and children, who may suffer from developmental and neurological problems, and some are considered carcinogens with long-term exposure leading to cancer, blood, liver and kidney disorders. Due to potential environmental impacts from historical manufacturing use, the site will benefit from a comprehensive assessment as well as feasibility and marketing studies to determine its best reuse potential for future investors.

A priority site in **Gretna** is the **100 Block of South Main Street/US 29 Business**, where six vacant or underutilized buildings remain within the **Gretna Commercial Historic District**, a state registered historic district designated in 2013. These 1-, 2-, and 3-story structures contain between roughly 2,000 and 6,000 SF and several have long historic uses beginning in the late 1800s as livery stables and blacksmith shops that were followed by auto showrooms and garages. Past uses over the years included barber shops, drug and grocery stores, appliance repair and furniture sales. At least one of the existing buildings was used for tobacco warehousing due to its proximity to the rail station. During much of their operational history in the absence of environmental regulations, significant releases may have gone undetected or unreported. Due to proximity to an adjacent active Norfolk-Southern rail line to the east, COC's may exist that merit evaluation, such as PCBs, PAHs, volatile organic compounds (VOCs), solvents, oils, and other chemicals that can lead to birth defects, neurological/developmental issues, cancer and lung, blood and liver disorders. These buildings represent Gretna's past as a rail hub and commercial center for surrounding farmers and have potential to revive the community due to their central location and significant history.

In **Chatham**, an historic downtown property provides a good representation of sites to be assessed and redeveloped in the central business district. **Pat's Place**, a former diner on South Main Street, lies two doors north of the post office and two doors south of the former Garner's Streetcar Diner. Until closing in 2014, Pat's was a community mainstay serving hot breakfasts, blue plate lunches and dinner, and the building is a significant contributor to the Town's historic district. Constructed in the early 1900s, the 2-story building includes over 5,800 SF that once served as office and warehouse space for a nearby sock

² Census Tract IDs: 51143010200 and 51143011400: <https://www.dhcd.virginia.gov/opportunity-zones-oz>

³ FIRM Flood Panel 51143C0106E, September 2010

factory until the 1950s. Due to its age, past historic uses (tools/implement storage and print shop) and vicinity uses (filling station, auto sales, warehousing, and wood product storage), potential impacts from on- and off-site uses hinder its rehabilitation and productive reuse.

A **2nd County priority site** lies south of Chatham in the community of Blairs just north of the City of Danville. **Blairs Southside Manufacturing is a former mill site in the County's southern OZ #51143011400.**² Located in the US 29 corridor, the site includes over 11 acres with multiple existing structures including office/showroom space, warehouse, and fabrication facilities. Since 1962, the facility made custom institutional casework, such as wooden cabinets, bookcases, science lab cabinets and modular educational furniture. The mill closed in 2014 amid claims of fiscal misconduct by its owner. Due to historic use of solvents and finishing agents (paints, varnishes, etc.) and laminated plastics, and location adjacent to the active Norfolk-Southern rail line, multiple COCs including asbestos, lead paint, PCBs, PAHs, and other petroleum-based contaminants associated with the manufacturing process may exist with potential to impact surrounding residents and other properties complicate site reuse.

1.b. Revitalization of the Target Area

1.b.i. Reuse Strategy and Alignment with Revitalization Plans: Regional cooperation for economic and community development is essential to Pittsylvania County where common concerns include attracting new high-paying jobs within affordable, livable communities with efficient transportation, infrastructure availability, and land use compatibility. The latest County **Comprehensive Plan (2010)** includes goals to “stimulate economic activity and encourage development that supports a healthy, stable, and diverse economy” while promoting “the preservation of the natural and cultural environment for present and future residents of the County.”⁴ Highlighting its scenic, rural character, the Coalition seeks to capitalize on unique historic assets by emphasizing vibrant village centers with walkable, friendly atmospheres near outdoor recreational opportunities and access to major metropolitan centers (Greensboro, Richmond and Washington) as well as mid-sized urban areas (Roanoke, Lynchburg and Danville). By focusing on revitalization of the priority sites noted above, Pittsylvania is well positioned to serve the needs of advanced manufacturing as it lies within just one day’s shipping distance from two-thirds of the US population. The County’s central location with multiple transportation options is a significant factor in the region’s long-range revitalization plans.

With this guiding strategy in mind, **Staunton River Regional Industrial Facility Authority (SRRIFA)** was formed in early 2019 when multiple localities joined with one mutual benefit in mind, the development of the **Southern Virginia Multimodal Park (SVMP)** in Hurt to attract jobs and induce investment. With direct rail service, highway access and utility infrastructure in place, the former **Klopman Mills/Burlington** site in the County has tremendous potential as a focal point for the SVMP by attracting advanced manufacturing and distribution facilities to the area. The nearby **Staunton Plaza Shopping Center** in Hurt will benefit from assessment and redevelopment focused on reuse as mixed-use commercial for restaurant, retail, and office space to support nearby industrial sites. Due to its central location, there is further potential to spur broader revitalization by reducing pervasive blight in the vicinity. **Both of these sites are within an OZ, where redevelopment will address environmental injustice and economic potential of this regional priority area.**

Addressing the priority sites identified in **Chatham** and **Gretna** will help transform their tired downtowns to vibrant commercial centers where current and new residents can enjoy historical and cultural attractions alongside local cuisine and entertainment venues in a pleasant, walkable atmosphere. The historic sock factory building that once housed **Pat’s Place** in Chatham has potential for reuse as a brewery tasting room and/or restaurant with upper floor residential units. The **South Main Block** in Gretna currently stands as a reminder of a forgotten past that, if well-planned and redeveloped, could bring about the quality of life improvements needed to rebrand the town as a quaint village center to reinvigorate the entire community.

Further south in the County, **Blairs Southside Manufacturing** is the **Coalition’s third OZ site**. This site, due to its relatively small footprint with both direct freight rail service and easy access to the Danville Expressway/US 29, will likely remain light industrial. Its prime location 3 miles north of the corporate limits of Danville, will also be ideal for advanced manufacturing reuse, which the region strives to promote to bring new jobs and higher wages.

1.b.ii. Outcomes and Benefits of Reuse Strategy: The Coalition was formed in early 2019 to establish a cohesive approach to the region’s common economic challenges. The Coalition will enhance economic potential within the target areas and the County’s OZs in Hurt and Blairs with emphasis on planning for and

⁴ Pittsylvania County Comprehensive Plan, 2010: <https://www.pittsylvaniacountyva.gov/ArchiveCenter/ViewFile/Item/48>

creating greenspaces and public improvements compatible with proposed end uses where feasible, which also fits well with existing revitalization strategies incorporated into each locality's comprehensive plan as well as the region's long-term vision for growth. Historic resources within the downtown target areas will be preserved through the Coalition's brownfields program where choices about growth include the preservation and reuse of existing structures. Adaptive reuse is both a practical approach to preserving these important historic resources as well as to creating village centers with amenities to attract young families and workers seeking a simpler, more affordable rural setting while simultaneously revitalizing the economy and increasing the area's job opportunities and tax base.

1.c. Strategy for Leveraging Resources

1.c.i. Resources Needed for Site Reuse: Pittsylvania is eligible for and has successfully leveraged multiple federal, regional, and state resources, including HUD, Federal Highways (VDOT), Virginia Economic Development Partnership (VEDP), Department of Housing and Community Development (DHCD), and Tobacco Region Revitalization Commission (TRRC) Funds. The SRRIFA provides the best example of collaboratively leveraging resources to facilitate progress toward the Coalition's goal of reinventing the regional economy, particularly regarding to the old ***Burlington site and adjacent industrial sites in the Hurt OZ***. Beginning with a ***\$99,800 Virginia Brownfields Assistance Fund (VBAF) grant*** matched 1:1 by site partners, the old smokestack and silos on this site were razed in 2019 to increase value and demand for the property. Most recently, in May 2020, SRRIFA received a combined funding package valued at almost \$1 million toward one SVMP site. Governor Ralph Northam approved an immediate ***\$500,000 grant from the Commonwealth's Opportunity Fund*** and also approved a performance-based grant of ***\$300,000 from the Virginia Investment Performance (VIP) program***, an incentive that encourages capital investment by existing Virginia companies. The TRRC approved ***\$135,000 in Tobacco Region Opportunity Funds (TROF)*** for the project.⁵ The company is eligible to receive rail access funding from the ***Virginia Department of Rail and Public Transportation***, as well as benefits from the ***Virginia Enterprise Zone Program***, administered by DHCD. These leverage funds will help bring about a \$34 million investment by Staunton River Plastics to develop a new 250,000 SF facility to manufacture injection molded plastics that will provide approximately 200 new advanced manufacturing jobs. The facility will be built in two phases with the first anticipated to be operational by mid-2021.

Another example of the region's ability to leverage resources on a slightly smaller scale to carry out meaningful redevelopment in the downtown target areas is the 2018 Piedmont Access to Health Services (PATHS) project in Chatham. The new facility, located in a downtown historical building, represents private investment of \$2.9 million in renovations to expand local health services, including primary medical and dental care, pediatrics, women's health, and a pharmacy. Leverage funding included a ***\$500,000 Danville Regional Foundation (DRF) grant, a \$90,000 TROF grant and \$15,750 in local funding from Pittsylvania County and the Town of Chatham through an Industrial Enhancement Grant*** to assist with the project. In addition to expanding access to quality, affordable healthcare, this project will provide 21 additional good paying jobs to help boost the local economy.

Since 2019, the County has demonstrated its commitment to regional revitalization to begin building specific ***economic development reserves totaling \$3 million*** over a 4-year period. These funds will ensure the Coalition's ability to seek and support new private sector job, real estate, and equipment investments. All Coalition members are eligible for these funds, which are dedicated to grant matches, legal fees, incentives and marketing of the region's assets in support qualified projects.

1.c.ii. Use of Existing Infrastructure: The Coalition region is mostly rural with a mix of industrial, commercial, agricultural and residential uses. Full infrastructure is in-place throughout the target areas with sufficient capacity for growth and area-wide redevelopment, including 3-phase electric, water, sewer, natural gas, and broadband services. The Danville Expressway (US Route 29), a major 4-lane, limited access highway, essentially bisects the County north to south and connects the three Coalition towns via US 29 Business spurs. In conjunction with other major highways, including US Route 58 and State Routes 40, 41, and 57 for east-west routes and US Route 360 to access the northeast, the region has ready access to markets in all directions. Several sites on the current brownfields inventory have direct access to the main US 29 corridor and commercial rail service, making these locations desirable and highly suitable for new development. The Lynchburg Regional Airport is located within 45 miles and Piedmont Triad International Airport in Greensboro, NC is located within 75 miles of the center of the County. Commercial freight service is provided by CSX Transportation and Norfolk Southern rail systems.

⁵ Business Facilities Magazine, May 11, 2020: <https://businessfacilities.com/2020/05/staunton-river-plastics-investing-34m-hurt-virginia/>

Existing infrastructure and connections are in place for the redevelopment projects envisioned for the Coalition’s target areas and priority sites, although some improvements may be necessary depending upon the proposed end use at a given site. The Coalition will work collaboratively to address any potential infrastructure deficiencies through joint pursuit of resources, such as transportation improvements recently funded by VDOT to extend the internal roadway network of the Burlington site as part of the larger development plan for the SVMP project.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a. Community Need

2.a.i. The Community’s Need for Funding: With its history of economic transitions, Pittsylvania has continued a steady decline in recent decades. Based on the latest comparative population and economic data (2018),⁶ each community falls well below the rest of Virginia in several indicators. The County and all three of the towns exhibit very low median household income (MHI) as compared to the remainder of Virginia. Gretna’s MHI (\$32,788) is particularly stark at just 45.8% of state MHI (\$71,564), representing the Coalition’s highest rates for overall poverty (24.8%), poverty for children under 18 (50.9%) and poverty for seniors over 65 (10.5%). Gretna also reflects the area’s highest median age (52.4), and largest percentage of minorities (41.2%). The County, Hurt, and Chatham also reflect low MHI at 66%, 68%, and 62% of state MHI respectively. While none of the Coalition communities have resources necessary to facilitate comprehensive revitalization without outside assistance, the three towns, due to their small population and limited staff capacity, have very limited ability to facilitate brownfields redevelopment on their own.

CRITERIA	US	VA	PITTSYLVANIA*	CHATHAM	GRETNA	HURT
POPULATION	322,903,030	8,413,774	57,678	1,210	1,310	1,478
MEDIAN AGE	37.9	38.1	46.7	45.9	52.4	42.7
PERCENT REPORTING DISABILITY	12.6%	11.6%	17.5%	13.8%	22.7%	17.3%
PERCENT UNDER 18	22.8%	22.2%	19.5%	15.4%	16.6%	19.1%
PERCENT UNDER 18 WITH DISABILITY	4.2%	4.0%	6.3%	1.6%	7.3%	8.9%
PERCENT OVER 65	15.2%	14.6%	21.1%	21.0%	33.1%	18.9%
PERCENT OVER 65 WITH DISABILITY	35.0%	32.9%	35.0%	37.0%	48.3%	39.3%
RESPONSIBLE FOR GRANDCHILDREN'S NEEDS	34.8%	35.1%	54.6%	50.0%	20.0%	80.8%
MEDIAN HOUSEHOLD INCOME (MHI)	\$60,293	\$71,564	\$45,382	\$46,776	\$32,788	\$42,635
PERCENT OF STATE MHI	N/A	100%	63.4%	65.4%	45.8%	59.6%
PERCENT IN POVERTY (ALL PERSONS)	14.1%	10.9%	15.6%	10.1%	24.8%	9.9%
PERCENT IN POVERTY (UNDER 18)	19.5%	14.5%	24.8%	7.5%	50.9%	22.0%
PERCENT IN POVERTY (OVER 65)	9.3%	7.6%	8.3%	9.2%	10.5%	6.1%
PERCENT MINORITY	38.9%	37.8%	25.9%	23.2%	41.2%	21.9%

*Excludes Population of 3 Towns

2.a.ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations – Most notable among the comparative statistics above are impacts associated with a poorer and older community. The target areas include high percentages of the Coalition’s vulnerable population with limited capacity to bring about meaningful economic change. In **Gretna**, with a median age of 52.4, over a third of the population is over 65, almost half of whom (48.3%) report having a disability. At the other end of the age spectrum in **Hurt**, 19.1% of the population are under 18, and almost 9% of this cohort are disabled. Of grandparents living with grandchildren in Hurt, over 80% are responsible for the basic needs of their grandchildren, well over double that percentage statewide (35.1%) in comparison. These precarious households are more likely to struggle with poverty and health issues than typical households.⁷ Around 13.1% of all County residents (18.5% of children) were determined to be “food insecure,” i.e., having run out of food and/or been worried about running out of food in the previous year, compared to 11.2% for the state, and yet 59% of low-income persons in the communities were ineligible for SNAP benefits. The brownfields revitalization initiative will place specific focus on facilities and services to increase access to resources in each community, such as fresh, healthy food alternatives, wellness initiatives, and day care and after school care for those with limited resources.

⁶ US Census Bureau, American Community Survey (ACS) 5-year Estimates, DP-03 & DP05, 2014-2018: <https://data.census.gov/acs/www/data/data-tables-and-tools/narrative-profiles/2018/reports>

⁷ “The Age of Grandparents Is Made of Many Tragedies.” *The Atlantic*, June 1, 2018: <https://www.theatlantic.com/family/archive/2018/06/this-is-the-age-of-grandparents/561527/>

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions – **Very limited recent health data are available at the town or census tract level for the Coalition’s target areas.** However, as indicated in the latest available Virginia Department of Health (VDH) County profile data (2013),⁸ Pittsylvania County compares starkly to the rest of Virginia on various chronic diseases, including cancer, heart disease, and chronic lower respiratory disease (CLRD), which includes asthma, bronchitis and chronic obstructive pulmonary disease (COPD). Many of these chronic health concerns can be associated with or exacerbated by environmental contaminants that may be present at existing brownfields sites. Based on the latest available comparative data that includes the Towns (2014),⁹ all three of these target areas show statistically significant markers for cancer, heart disease and stroke.⁹

HEALTH DATA*	US	VA	COUNTY	CHATHAM	GRETNA	HURT
CANCER (2015)	158.8	159.5	164.7	N/A	N/A	N/A
CANCER (2010-2014)	N/A	162.3	167.5	324.1	437.4	329.2
HEART DISEASE (2015)	168.5	154.2	162.4	N/A	N/A	N/A
HEART DISEASE (2010-2014)	N/A	151.6	194.3	324.8	367.4	461.2
CLRD (2015)	41.6	37.1	45.5	N/A	N/A	N/A
STROKE (2015)	37.6	38.0	44.7	N/A	N/A	N/A
STROKE (2010-2014)	N/A	37	45.8	124.0	65.9	119.2

*Age-adjusted deaths per 100,000 population

Additionally, based on results of the latest Danville Regional Foundation (DRF) Report Card for the region, increasing rates of obesity and diabetes and decreasing physical activity present troubling trends related to social determinants of health when compared to the rest of the state, region and model communities of similar size and character.¹⁰ According to the most recent regional Health Equity Report (2017), 3 out of 4 residents aged 18 and older in the Pittsylvania-Danville Health District were told by a healthcare professional that they were obese or overweight. These data reflect the widespread specter of brownfields sites, along with their accompanying economic impacts, that present limited health alternatives for nearby residents, particularly with regard to fresh, healthy food choices. Assessing and redeveloping brownfields will be invaluable in revitalizing these communities and reversing these health trends.

(3) Disproportionately Impacted Populations – As noted in the above demographics tables, all four Coalition partners reflect lower MHI and higher poverty rates as compared to the rest of Virginia. With very high minority and senior populations (41.2% and 33.1%, respectively), Gretna represents the poorest of the communities with MHI at less than half that of the state, a very high overall poverty rate (24.8%), and an extremely high percentage of children under 18 living in poverty (50.9%). This community stands to benefit most from downtown revitalization where access to healthy food will alleviate long-standing issues. Hurt, a company town built around its major employer, suffered greatly from the loss of manufacturing jobs, which has left environmental justice issues and long-term disinvestment, including blighted conditions such as substandard housing, abandoned or underutilized buildings, and vacant lots. While impacts of blighted properties are often not immediately visible or felt, they contribute to general well-being and lead to poor health. Exposure to poor indoor air quality, mold, lead, and rodent and insect infestations lead to asthma and other respiratory illnesses, lead poisoning, learning and behavioral problems, and other serious health issues. Vacant properties and persistent blight attract criminal activity and have been shown to have deleterious effects on residents, including mental distress, higher rates of chronic illness, and retreat into unhealthy lifestyles, all of which are clearly evident in these three small Towns.

2.b. Community Engagement

2.b.i/2.b.ii Project Involvement / Project Roles

Partner Name	Point of Contact / Email / Phone	Specific Role in Project
Chatham First, Inc. Chatham, VA	James McLaughlin, Representative Email: James.McLaughlin@pittgov.org Phone: 434-432-1989	BRAG participation; meeting space; community education/advocacy
Gretna Merchants Association Gretna, VA	Dianna Burkholder, Representative Email: dianna912@gmail.com Phone: 434-656-1522	BRAG participation; marketing assistance; community education/advocacy

⁸ VDH County Profile Report, Pittsylvania, 2013: <http://www.vdh.virginia.gov/HealthStats/Pittsylvania13.htm>

⁹ Health Equity Report, The Health Collaborative, 2017: <https://www.thehealthcollab.com/our-approach/health-equity-report>

¹⁰ Danville Regional Foundation, 2017 Report Card: [https://www.drffonline.org/content/drff/uploads/PDF/regional_reports/2017/2017-reportcard-withdocumentation.pdf](https://www.drfonline.org/content/drff/uploads/PDF/regional_reports/2017/2017-reportcard-withdocumentation.pdf)

Partner Name	Point of Contact / Email / Phone	Specific Role in Project
Hurt Partners, LLC / Samet Corporation Hurt, VA	Brian Hall, Director of Development Email: bhall@sametcorp.com Phone: 336-544-2643	BRAG participation; industrial property owner; construction/redevelopment advisement
Danville Pittsylvania Chamber of Commerce Blairs, VA	Alexis Ehrhardt, EdD, President / CEO Email: aehrhardt@dpchamber.org Phone: 434-836-6990	BRAG participation; additional representation for DRF and Tobacco Commission Boards; community education/advocacy
Danville Regional Foundation Danville, VA	Clark Casteel, President / CEO Email: ccasteel@drfonline.org Phone: 434-799-2176	BRAG participation; regional communication; community engagement/advocacy

2.b.iii. Incorporating Community Input: Direct citizen input toward prioritization of brownfield sites and development of a true community-driven revitalization initiative will be paramount to strategically planned target area improvements, particularly within the towns. It is anticipated that the partners listed above, will remain involved in the project as the **Pittsylvania Brownfields Redevelopment Advisory Group (BRAG)** upon award and will continue to guide and champion the program, thereby providing direct community input into the brownfields initiative. The BRAG will meet approximately quarterly to assist Coalition staff with site selection and cleanup/reuse planning. County staff will update citizens of brownfields activities through social media, periodic updates at County Board and Town Council meetings, and other community meetings. The BRAG and Coalition staff will involve representatives of neighborhoods most directly impacted by proposed redevelopment projects. Outreach efforts to be conducted throughout the target areas will include educational seminars/workshops and design charrettes intended to garner input on existing assets and redevelopment needs. Pittsylvania has successfully used socially distanced in-person meetings and virtual meeting platforms such as Zoom to conduct meetings during COVID-19 and will continue to use these means to engage the community as needed. Meeting announcements will be distributed/posted throughout the target areas and emailed to appropriate parties. All gatherings will be publicly advertised via local print and electronic media. Partner organizations like **Chatham First** and **Gretna Merchants Association** will represent business communities to communicate their needs and disseminate information. Additional partners, such as **Danville Regional Foundation**, will assist with outreach to underserved communities and informing those with limited internet and/or phone access.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3.a. Description of Tasks/Activities and Outputs

Task 1 – Program Administration / Community Engagement
i. Project Implementation: Cooperative Agreement Oversight includes program and financial management to ensure compliance with grant requirements; oversee data input to EPA’s ACRES database; attend brownfield-related training and conferences; and submit quarterly, annual, and final performance reports. Community Engagement includes coordinating and conducting meetings and developing materials. Grant-funded direct costs: Travel expenses (registration, airfare, lodging, and meals), supplies, and contractual costs for assistance with reporting and maintaining interactions with stakeholders. Non-EPA funded activities: In-kind staff oversight for administration, monitoring, reporting, and community engagement activities and attending training conferences.
ii. Anticipated Project Schedule: Prepare Coalition MOA (see Section 4.a.i/ii) and procure QEP (4.a.iii): Month 1 – 3; Other activities: Month 1 – 36.
iii. Task / Activity Lead: AOR and Coalition Management Team with input/assistance from QEP and BRAG.
iv. Outputs: Coalition MOA (1); RFP/QEP Contract (1); Quarterly Reports (12 Total - 4/Year); Annual Reports (3); Closeout Report (1); Property Profile Forms/ACRES Site Entries (18); BRAG Meetings (12); Community Meetings (6); Conferences (4); Brochures (3); Media Releases (6); Web Page Content (3); Advertisement, printing and supplies (5 events).
Task 2 – Inventory Mapping & Database, Site Prioritization, Eligibility & Access
i. Project Implementation: The Coalition will begin by preparing a GIS brownfields site inventory and database for sites in the target areas, including priority sites described in Section 1.a.ii . Priority sites and other properties will be compiled, mapped, characterized, and prioritized by the BRAG and Coalition based on community vision and needs for each member locality, and a pool of sites will be selected for assessment. No assessments will be conducted prior to confirming eligibility with EPA and DEQ if

<p>applicable for petroleum sites using Property Approval Questionnaires (PAQs). Grant-funded activities: Contractual costs to update, maintain inventory/database and prepare PAQs. Non-EPA funded activities: Staff oversight, site prioritization, and access coordination with property owners.</p>
<p>ii. Anticipated Project Schedule: Initial inventory: Months 4 – 7; Other activities - Months 1 – 36.</p>
<p>iii. Task / Activity Lead: QEP will prepare/maintain inventory and PAQs with AOR/Coalition staff oversight, assistance with access coordination and work product review/approval. BRAG will provide input for site selection and prioritization.</p>
<p>iv. Outputs: Inventory/Database (1); Prioritization Matrix (1); New and/or updated PAQs (30)</p>
<p>Task 3 – Environmental Site Assessments (ESAs)</p>
<p>i. Project Implementation: Upon receiving eligibility approval and access from property owners, approximately 18 Phase I ESAs (hazardous or petroleum) will be conducted beginning with priority sites. The number of ESAs within each locality will be determined during the inventory process and in accordance with the Coalition’s MOA. Time and costs for Phase I ESAs are contingent upon property size, existing improvements, past uses, and extent of known or suspected Recognized Environmental Conditions (RECs). Based on Phase I ESA results, approximately 6 sites will be addressed through Phase II ESAs, which include (a) project work plans, i.e., generic Quality Assurance Project Plan (QAPP), site specific Health and Safety Plans (HASPs), and Sampling and Analysis Plans (SAPs); (b) soil and groundwater sampling; (c) lab analyses and data validation; and (d) summary reports with recommendations for further action, if warranted. Grant-funded activities: Contractual costs for assessments, work plans and reports. Non-EPA funded activities: In-kind staff oversight, coordination with property owners, and review of work products prior to submittal to EPA.</p>
<p>ii. Anticipated Project Schedule: Phase I ESAs: Months 6 – 34; Phase II ESAs: Months 6 – 35</p>
<p>iii. Task / Activity Lead: QEP with AOR oversight, assistance with property owner coordination and community input, and review/approval of work products.</p>
<p>iv. Outputs: Phase I ESA Reports (18); Phase II ESA Reports (6); Phase II ESA Planning Documents (13 Total): Generic QAPP (1), HASPs (6) and SAPs (6)</p>
<p>Task 4 – Preliminary Planning for Remediation and/or Redevelopment</p>
<p>i. Project Implementation: For some sites addressed through Phase II ESAs, preliminary remediation plans (Analyses of Brownfields Cleanup Alternatives or ABCAs) and associated cost estimates will be prepared to review alternatives for further environmental investigation and/or remediation, if warranted. Staff and QEP will also work with stakeholders to conduct preliminary redevelopment planning for selected target areas and/or specific priority sites to explore best reuse and economic potential of assessed sites. This may include reuse plans, marketing/feasibility studies, master plans, infrastructure evaluations, and conceptual development plans. Grant-funded activities: QEP costs for remediation and redevelopment plans. Non-EPA funded activities: Staff oversight, coordination with property owners and community partners to prepare plans and review/approve work products.</p>
<p>ii. Anticipated Schedule: Months 6 to 36.</p>
<p>iii. Task / Activity Lead: QEP with AOR oversight, assistance with property owner coordination and community input, and review/approval of work products.</p>
<p>iv. Outputs: Site-Specific ABCAs (2); Site-Specific Redevelopment Plans / Studies for priority sites (5); Area-Wide Revitalization Plans / Studies for target areas (3)</p>

3.b. Cost Estimates:

TASK → CATEGORY ↓	1 Oversight / Community Engagement	2 Inventory / Prioritization / Access	3 Environmental Site Assessments*	4 Remediation / Redevelopment Planning	TOTAL
Travel	\$7,500	\$0	\$0	\$0	\$7,500
Supplies	\$2,500	\$0	\$0	\$0	\$2,500
Contractual	\$30,000	\$24,000	\$356,000	\$180,000	\$590,000
GRANT TOTAL	\$40,000	\$24,000	\$356,000	\$180,000	\$600,000

*Includes Phase I & II ESAs, Work Plans (QAPP, HASPs, SAPs)

3.b.i. Development of Cost Estimates:¹¹ Based on anticipated outputs for each task above, cost estimates were developed on a per year, per quarter, per event or per site basis as follows:

<p>Task 1 – Administration / Community Engagement – \$40,000 Direct & Contractual</p> <p>(a) Travel – \$7,500 Total (Direct Expense) – Average travel expenses for 2 staff persons to attend 2 national brownfields conferences @ \$1,500 per person per event (including registration, airfare, lodging and meals) and for 2 staff persons to attend 2 state or regional conferences @ \$375 per person per event (including registration, lodging and meals).</p> <p>(b) Supplies – \$2,500 Total (Direct Expense) – Advertisement, printing, supplies and promotional materials for 5 community-wide and/or site-specific events estimated @ \$500 per event.</p> <p>(c) Contractual – \$30,000 Total – QEP assistance estimated at \$1,000 per quarter (\$4,000 per year / \$12,000 total) for reporting / grant administration assistance to Coalition members and \$1,500 per quarter (\$6,000 per year / \$18,000 total) for community engagement assistance including development of communication materials.</p>
<p>Task 2 – Inventory / Prioritization / Access Coordination – \$24,000 Contractual</p> <p>(a) Develop and maintain a GIS brownfields site inventory mapping / database and site prioritization matrix estimated @ \$9,000 (\$2,250 per community).</p> <p>(b) Site access coordination assistance, preparation and submittal of PAQs @ \$1,250 per quarter (\$5,000 per year / \$15,000 total).</p>
<p>Task 3 – Environmental Site Assessments (ESAs) – \$356,000 Contractual</p> <p>(a) Phase I ESAs – Eighteen (18) @ \$5,000 average – \$90,000 total</p> <p>(b) Phase II ESAs – Six (6) @ \$40,000 average – \$240,000 total</p> <p>(c) Project Work Plans – Thirteen (13) plans – \$26,000 total, as follows:</p> <ul style="list-style-type: none"> • Generic Quality Assurance Project Plan – 1 @ \$5,000 • Site-Specific Health & Safety Plans (HASPs)* – 6 @ \$1,750 average – \$10,500 total • Site-Specific Sampling & Analysis Plans (SAPs)* – 6 @ \$1,750 average – \$10,500 total <p>*Note: HASPs and SAPs will be combined into single report submittal.</p>
<p>Task 4 – Remediation / Redevelopment Plans – \$180,000 Total – Contractual</p> <p>Based on site conditions following assessment, the Coalition anticipates completing approximately ten (10) planning documents estimated as follows:</p> <p>(a) Preliminary Site Remediation Plans (ABCAs) – 2 @ \$15,000 average – \$30,000 total</p> <p>(b) Site-Specific Redevelopment/Reuse Plans/Studies – 5 @ \$15,000 average – \$75,000 total</p> <p>(c) Area-Wide Redevelopment Plans/Studies – 3 @ \$25,000 average – \$75,000 total</p>

3.c. Measuring Environmental Results: To maintain steady progress throughout the grant, the QEP will prepare *monthly reports to the Coalition and BRAG* in compliance with the approved *EPA Cooperative Agreement Work Plan*, which will summarize activities, e.g., milestones achieved, issues encountered, and budget and schedule updates. These will be used to gauge progress, communicate with constituents and prepare performance reports. Updates will be reported upon implementation and completion of each site-related task in *EPA’s ACRES database*, and the Coalition will provide ongoing (quarterly, at a minimum) and post-grant information describing outcomes and benefits of the funding, including additional funds leveraged, jobs created, acres made ready for redevelopment, and private investment and tax revenue generated by the program.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4.a. Programmatic Capability

4.a.i/4.a.ii. Organizational Structure and Description of Key Staff

<p>AUTHORIZED ORGANIZATIONAL REPRESENTATIVE (AOR): Susan McCulloch, Project Manager, Economic Development</p> <p>Over 26 years community planning, civic engagement, economic development, leadership, marketing, event planning, fundraising and grant writing; with over 10 years as Zoning/Planning Administrator for City of Martinsville, Susan was directly involved in a successful brownfields program prior to coming to Pittsylvania in 2019; Bachelor’s Degree in English, concentrations in Journalism, Communications and Public Relations from Averett University; Master’s of Public Administration (MPA) from Old Dominion University.</p>

¹¹ **3.b.i. Application of Cost Estimates:** Cost estimates detailed above are intended to achieve the primary goals and outcomes of the Coalition’s proposed Brownfields Program. Direct costs are based on reasonable estimates for travel and supplies on a per event basis. Contractual costs are based on typical average costs for assistance provided by a QEP with appropriate experience and expertise to carry out associated activities and prepare compliant technical reports and planning documents based on similar commercial and industrial sites in our geographic area.

3.b.ii. Funds Allocated Toward Environmental Site Assessments: Cost estimates detailed above include allocation of almost **60% of funds toward site assessments** and **30% of funds toward remediation and redevelopment planning** (*Threshold Criteria – Other Considerations Checklist*).

ADMINISTRATIVE / ECONOMIC DEVELOPMENT: Matthew Rowe, Director, Economic Development Department
Assist team with administration, outreach and marketing; experience in planning, zoning and land development; Bachelor's in Environmental Science and Public Policy from William and Mary; MPA from Virginia Tech; Certified Zoning Official and Combined Erosion & Sediment Control and Stormwater Administrator certified by DEQ.
FINANCIAL: Kim Van Der Hyde, Director, Finance Department
Assist team with project accounting and financial reporting; over 22 years of public administration experience as budgetary control officer, fiscal accounts management, and oversight of Grants Administration Department responsible for administration, accounting and monitoring of federal and state grant/loan funds; Bachelor's of Business Administration, Accounting emphasis, Radford University.
TECHNICAL: Richard Hicks, Deputy County Administrator
Assist team with technical reviews of work products; 41 years experience in local government for multiple Virginia communities; expertise in infrastructure, utilities, public services, building inspection, compliance with state and federal regulations and resolving environmental issues if needed.

Upon award of the Cooperative Agreement, Pittsylvania will convene Coalition representatives to establish **a governance/decision-making structure and prepare a Memorandum of Agreement (MOA)**, through which members will agree upon mechanisms and processes for implementation, e.g., stakeholder representation, outreach activities, redevelopment priorities, site selection criteria, and number of sites to be assessed per locality, to ensure equitable distribution of funds.

4.a.iii. Acquiring Additional Resources: Pittsylvania will rely on a **Qualified Environmental Professional (QEP)** with appropriate expertise and resources to carry out the technical aspects of its program. To obtain high quality services at reasonable cost, the County will follow its competitive negotiation policies and procedures, which will be conducted in a fair and impartial manner in compliance with Federal Code 40 CFR 31.36 and the Virginia Public Procurement Act (VA Code, Chapter 43, Title 2.2) for QEP selection. Beginning with advertisement of a request for qualifications and proposals, followed by interviews with top candidates if needed, staff will score applicants and make recommendations to the County Board of Supervisors for approval to negotiate a contract with a qualified candidate. Applicable EPA solicitation clauses will be incorporated into the County's solicitation and contract executed with the selected QEP.

4.b. Past Performance and Accomplishments

4.b.ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements

(1) **Purpose and Accomplishments:** Pittsylvania has managed assistance agreements from multiple federal, regional, and state resources, including HUD, Federal Highways (VDOT), VEDP, Virginia Department of Housing and Community Development, and the Tobacco Indemnification and Community Revitalization Fund. In addition to the two successful projects discussed in **Section 1.c.i.**, the multi-year Chatham Depot Restoration project was initiated in 2002 and included local, state and federal transportation funds totaling \$1.4 million to restore the old train depot and parking lot in Chatham. Project activities included community meetings, planning, design and construction of the renovation project. All key funders, including Virginia Department of Historic Resources, VDOT and the Pittsylvania Historical Society, were involved to ensure compliant execution. The restored Depot, completed in 2012, now houses historical information for the Chatham and Pittsylvania County area and is operated by the Pittsylvania County Library.

(2) **Compliance with Grant Requirements:** As noted above and in **Section 1.c.i.**, the County has managed multiple federally funded projects and is fully capable of successfully completing all phases of work under this cooperative agreement. With oversight by the Finance Director, the County's **Grants Administration Department** is responsible for development, administration and accounting of all grants received by Pittsylvania County. Primary responsibilities include administering and monitoring existing federal and state grants and grant expenditures and working with all County departments to determine grant needs. This dedicated staff is familiar with and understands the necessity of developing work plans, creating and maintaining schedules, and assuring adherence to project terms and conditions. For the representative projects identified herein, all applicable site information, required administrative reports, design documentation, and final inspections were submitted in a timely manner and approved by funding and regulatory agencies with purview. Final project closeout was accomplished for these projects in compliance with all program requirements.

PITTSYLVANIA COUNTY, VIRGINIA

On Behalf of a Coalition of Pittsylvania County
and the Incorporated Towns of Chatham, Gretna and Hurt

PROPOSAL FOR USEPA'S COMMUNITY-WIDE BROWNFIELDS COALITION ASSESSMENT GRANT RFP NO. EPA-OLEM-OBLR-20-06 / CFDA NO. 66.818

Section III.B. – Threshold Criteria October 28, 2020

1. Applicant Eligibility

Pittsylvania County, Virginia (County) was formed in 1767 as a political subdivision of the Commonwealth of Virginia and is considered a **General Purpose Unit of Local Government**. The County is submitting this proposal as lead entity and grant applicant on behalf of the following Coalition members, all of whom are eligible entities for this funding as **General Purpose Units of Local Government** chartered by the Commonwealth of Virginia:

- Town of Chatham
- Town of Gretna
- Town of Hurt

All coalition members have affirmed their agreement to be part of the Coalition. See **Threshold Criteria Attachments** for copies of their letters of confirmation to apply for funding.

2. Community Involvement

Direct citizen input toward prioritization of brownfield sites and development of a true community-driven revitalization initiative will be paramount to strategically planned target area improvements. As further detailed in **Section 2.b.iii** of the Pittsylvania's Narrative Proposal, the Coalition will engage a community board made up of elected officials, administrative officers, economic developers, and public/private sector representatives (Project Partners) from each member locality to serve as the **Pittsylvania Brownfields Redevelopment Advisory Group (Pittsylvania BRAG)**. The BRAG will advance a sustainable brownfields program for the region and serve as brownfields ambassadors, advisors and a steering committee throughout the project, bringing community vision and expertise in planning, development, construction and real estate. Engaging impacted communities will be critical to a practical approach to identify redevelopment opportunities. The BRAG will guide support for program goals, engage other stakeholders to better understand their needs, concerns, and interests and provide a voice for the broader community and a forum for those who may not be directly represented by the BRAG.

The BRAG will meet approximately quarterly to assist Coalition staff with site selection and cleanup/reuse planning. County staff will update citizens of brownfields activities through social media, periodic updates at County Board and Town Council meetings, and other community meetings. The BRAG and Coalition staff will directly involve representatives of neighborhoods most impacted by proposed redevelopment projects. Outreach efforts to be conducted throughout the target areas will include community open houses, educational seminars/workshops and design charrettes intended to garner input on existing assets and redevelopment needs in each target area. County policy requires reasonable accommodations and services necessary for sensory-impaired and disabled citizens at all public meetings and strives to provide translation services for non-English speakers upon request and availability. Pittsylvania has successfully used socially distanced in-person meetings and virtual meeting platforms such as Zoom to conduct public meetings during COVID-19 and will continue to use these means to engage the community in the proposed brownfields program as needed. Meeting announcements will be distributed/posted throughout the target areas and emailed to appropriate parties. All gatherings will be publicly advertised via local print and electronic media including via each Coalition member's official website and social media accounts (Facebook and Twitter). Partner organizations like ***Danville Pittsylvania Chamber of Commerce, Chatham First, Gretna Merchants Association*** and ***Hurt Partners*** will represent businesses and citizens in their respective communities to communicate their needs and disseminate information. Additional partners, such as ***Danville Regional Foundation***, will assist with outreach to underserved communities and informing those with limited internet and/or phone access.

3. Expenditure of Assessment Grant Funds

Not Applicable: The applicant affirms it does not have an active EPA Brownfields Assessment Grant.



TOWN OF CHATHAM

16 Court Place
PO Box 370
Chatham, VA
(434) 432-9515

MAYOR
WILLIAM PACE

STAFF
RICHARD COCKE
TOWN MANAGER

Kelly D. Hawker
CLERK/TREASURER

TOWN COUNCIL
JANET BISHOP
WILLIAM BLACK
TERESA EASLEY
IRVIN PERRY
ROBERT THOMPSON
ANDREW WALL

October 9, 2020

Ms. Susan McCulloch, Project Manager
Pittsylvania County Economic Development
1 Center Street/ P.O. Box 426
Chatham, VA 24531

RE: FY 2021 EPA Community-Wide Brownfields Coalition Grant Proposal

Dear Susan:

The Town of Chatham is pleased to join with Pittsylvania County and the incorporated Towns of Gretna and Hurt to form the Pittsylvania Brownfields Coalition to submit an application for an FY 2021 EPA Community-Wide Brownfields Assessment Grant. We hereby affirm that, as a political subdivision and unit of local government incorporated in 1884, we are an eligible entity for this funding. We endorse and support your submittal of this application on our behalf and agree that Pittsylvania County will be the primary applicant and lead member of this Coalition who will continue to serve as project manager if we are selected for this program. The Town of Chatham confirms we will not submit a separate proposal under the current EPA solicitation.

As a region, we believe strongly in fostering job creation, facilitating new investment, diversifying our economy and nurturing and improving quality of life for our citizens. We support regionally focused economic development, which is vital to our growth and sustainability. Adaptive reuse of existing properties is an effective economic development strategy with benefits for property owners, developers, local governments, and impacted citizens. Together we have successfully employed this strategy as demonstrated by several successful regional projects focused on commercial/industrial development and improvements to transportation, telecommunications, utilities, and recreation facilities, which have produced efficient, cost-effective services for our citizens. We are pleased to continue this long-standing partnership and look forward to participating in the Pittsylvania Brownfields Coalition to achieve our collective goals.

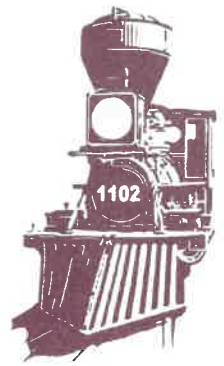
Sincerely,

Richard G. Cocke, Town Manager
Town of Chatham, Virginia

cc: Honorable William A. Pace, Mayor

107 South Shelton St.
P.O. Box 602
Gretna, Virginia 24557
Tel: 434-656-6572
Fax: 434-656-6941
Email: townhall@townofgretna.org

TOWN OF GRETNA
INCORPORATED 1901



August 27, 2020

Ms. Susan McCulloch, Project Manager
Pittsylvania County Economic Development
1 Center Street / P.O. Box 426
Chatham, VA 24531

RE: FY 2021 EPA Community-Wide Brownfields Coalition Grant Proposal

Dear Susan:

The Town of Gretna is pleased to join with Pittsylvania County and the incorporated Towns of Chatham and Hurt to form the Pittsylvania Brownfields Coalition to submit an application for an FY 2021 EPA Community-Wide Brownfields Assessment Grant. We hereby affirm that, as a political subdivision and unit of local government incorporated in 1901, we are an eligible entity for this funding. We endorse and support your submittal of this application on our behalf and agree that Pittsylvania County will be the primary applicant and lead member of this Coalition who will continue to serve as project manager if we are selected for this program. The Town of Gretna confirms we will not submit a separate proposal under the current EPA solicitation.

As a region, we believe strongly in fostering job creation, facilitating new investment, diversifying our economy and nurturing and improving quality of life for our citizens. We support regionally focused economic development, which is vital to our growth and sustainability. Adaptive reuse of existing properties is an effective economic development strategy with benefits for property owners, developers, local governments, and impacted citizens. Together we have successfully employed this strategy as demonstrated by several successful regional projects focused on commercial/industrial development and improvements to transportation, telecommunications, utilities, and recreation facilities, which have produced efficient, cost-effective services for our citizens. We are pleased to continue this long-standing partnership and look forward to participating in the Pittsylvania Brownfields Coalition to achieve our collective goals.

Sincerely,

David A. Lilly, Town Manager
Town of Gretna, Virginia

Cc: Hon. R. Keith Motley, Mayor

"An Equal Opportunity Employer"



Town of Hurt

Web townofhurtva.gov

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533 Pocket Road
PO Box 760
Hurt, VA 24563

Town Council 2020

E. Collin Adams, Jr.

Jeffery L. "Jeff" Bowling

Lorraine L. "Rainy" Clay

Kathy H. Keesee

Steven W. "Steve" Watson

Gary K. Hodnett, Mayor

Shirley M. Barksdale-Hill, Vice Mayor

October 15, 2020

Ms. Susan McCulloch, Project Manager
Pittsylvania County Economic Development
1 Center Street / P.O. Box 426
Chatham, VA 24531

RE: FY 2021 EPA Community-Wide Brownfields Coalition Grant Proposal

Dear Susan:

The Town of Hurt is pleased to join Pittsylvania County and the towns of Chatham and Gretna to form the Pittsylvania Brownfields Coalition and submit an application for an FY 2021 EPA Community-Wide Brownfields Assessment Grant. We hereby affirm that, as a political subdivision and unit of local government incorporated in 1967, we are an eligible entity for this funding. We endorse and support your submittal of this application on our behalf and agree that Pittsylvania County will be the primary applicant and lead member of this Coalition who will continue to serve as project manager if we are selected for this program. The Town of Hurt confirms we will not submit a separate proposal under the current EPA solicitation.

As a region, we believe strongly in fostering job creation, facilitating new investment, diversifying our economy and nurturing and improving quality of life for our citizens. We support regionally focused economic development, which is vital to our growth and sustainability. Adaptive reuse of existing properties is an effective economic development strategy with benefits for property owners, developers, local governments, and impacted citizens. Together we have successfully employed this strategy as demonstrated by several successful regional projects focused on commercial/industrial development and improvements to transportation, telecommunications, utilities, and recreation facilities, which have produced efficient, cost-effective services for our citizens. We are pleased to continue this long-standing partnership and look forward to participating in the Pittsylvania Brownfields Coalition to achieve our collective goals.

Sincerely,

Gary Hodnett

Hon. Gary K. Hodnett, Mayor
Town of Hurt, Virginia

Cc: Town Council