



R04-24-A-036

1. Applicant Identification:

City of Hartsville

100 E Carolina Ave

PO Drawer 2497

Hartsville, SC 29551

2. Funding Requested:

a. Assessment Grant Type- Community Wide

b. Federal Funds Requested

i. \$500,000

3. Location:

a. City of Hartsville b. Darlington County c. South Carolina

4. Target Area and Priority Site Information:

Census Tract 45031010700 (CT 107)-Oakdale Neighborhood

Census Tract 45031010600 (CT 106)- College Heights

Priority Sites

College Heights-CT106

- Thornwell School- 300 N. First Street, Hartsville SC 29550

Oakdale Neighborhood-CT107

- Sunshine Gas Station-1316 S. Fifth Street, Hartsville SC 29550
- Berry's Gas Station- 1517 S. Fifth Street, Hartsville SC 29550
- Coker Cotton Gin- 311 Sumter Avenue, Hartsville SC 29550

5. Contacts:



a. Project Director

Daniel Moore
843-339-2867
daniel.moore@hartsvillesc.gov
100 E. Carolina Ave.
PO Drawer 2497
Hartsville, SC 29551

b. Chief Executive/ Highest Ranking Elected Official

Mayor Casey Hancock
843-857-6785
mayor@hartsvillesc.gov
100 E. Carolina Ave.
PO Drawer 2497
Hartsville, SC 29551

6. Population:

City of Hartsville- 7,391

7. Other Factors

Other Factors	Page #
Community population is 10,000 or less.	1
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	
The priority site(s) is impacted by mine-scarred land.	
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 priority site(s) is in a federally designated flood plain.	
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	
The reuse of the priority site(s) will incorporate energy efficiency measures.	4, 7
The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments.	4, 7
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section I.B., for priority site(s) within the target area(s).	
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2013 or later) or is closing.	

8. Letter from the State or Tribal Environmental Authority

Attached

9. Releasing Copies of Applications

Not Applicable



November 3, 2023

Sara S. Janovitz, Manager
Brownfields and Land Revitalization
United States Environmental Protection Agency
61 Forsyth Street S.W. 10th Floor
Atlanta, Georgia 30303-8960

RE: EPA Brownfields Community-Wide Assessment Grant
City of Hartsville, South Carolina

Dear Ms. Janovitz:

The South Carolina Department of Health and Environmental Control, the State's environmental authority, acknowledges and fully supports the City of Hartsville's application for a Brownfields Community-wide Assessment Grant. Among the priority sites for grant funding are the Thornwell School, the Sunshine Gas Station, the Public Service Department facility, and the Coker Cotton Gin.

The Department appreciates your consideration of the application and hopes for a favorable outcome. Your positive response will assist the Town in its efforts to revitalize properties in the community. If you have any questions or need additional information, please contact Robert Hodges, of my staff at (803) 898-0919 or hodgesrf@dhec.sc.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "H. Porter", is positioned above the typed name.

Henry J. Porter, Chief
Bureau of Land and Waste Management

cc: Elizabeth Basil, BEHS
Robert Hodges, Manager, Brownfields Program

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1.a. Target Area and Brownfields

1.a.i. Overview of Brownfield Challenges and Description of Target Area:

Located in the Northeastern region of South Carolina, Hartsville is a small rural town (population 7,391) in Darlington County, spanning approximately six square miles. Incorporated in 1891, Hartsville began as a farming village and blossomed into a leader in the cotton and textile industries due to railroad connections. After World War I, Hartsville's economy declined with a drop in demand of textiles, the subsequent collapse in cotton prices, the exhaustion of farmland through poor farming practices, and the decimation of cotton crops by the boll weevil. Furthering our economic challenges, from 2010-2020, our population experienced a 6% decrease compared to a State increase of 11%,¹ an 8% loss of business establishments in the County compared to a 7% increase in the State and Nation,² and 549 personnel were laid off in the County within the last few years.³ Subsequently, the closing of several businesses and the migration of residents seeking employment and opportunity outside our once thriving community, has left a proliferation of brownfields. Our growing number of brownfields have **deterred investors, limited good paying jobs and lowered tax revenue**. In addition, our brownfields have adversely impacted our underserved population, comprised of 50% people of color and 48% low income⁴, and have contributed to higher levels of crime (annual assault and property crime is double the U.S.)⁵, unemployment (one third higher than state and U.S.),⁶ health burdens (life expectancy 96th percentile and above in census tracts 106 and 107)³, and environmental contamination. Although Hartsville is home to Coker College, SC Governor's School of Science and Mathematics, Florence-Technical College and major corporations, like Sonoco and Duke Energy, the lack of housing options and college town atmosphere has driven students to commute or leave altogether, evident in a 10% loss of young adults leaving compared to a state increase of 10%.⁷ Furthermore, about 6,000 workforce commute to Hartsville each day,⁸ but because we do not have enough housing options available in our downtown area, we are missing out on the potential to integrate the local workforce into our community, support our local businesses, and create economic growth in our community. The City of Hartsville is applying for this CWAG within the jurisdiction of the City limits with priority given to our disadvantaged⁹ **Target Areas (TA)**, Census Tracts 45031010700(**CT 107**) - "**Oakdale Neighborhood**" and Census Tract 45031010600 (**CT 106**)- "**College Heights**", both located strategically in the downtown area. The prevalence of blighted, abandoned brownfield sites in our TAs have contributed to low housing stock, high poverty, low income, housing burdens, and substandard living conditions, all of which plague our predominately black, disadvantaged TAs, marked by years of segregation and disinvestment. In addition, the poor aesthetics of unkempt key corridors connecting Oakdale Neighborhood to downtown's main street, has left residents disconnected and disengaged from downtown. This City-Wide Assessment Grant (CWAG) will help leverage the success of EPA's 2021 Cleanup Grant awarded to The Butler Heritage Foundation (in Oakdale Neighborhood) for the abatement of asbestos in two key community outreach buildings and will act as a catalyst for further elimination of blight throughout Oakdale Neighborhood and College Heights, as well as improve the aesthetics and walkability of key corridors and gateways to downtown. EPA funding will also strategically reuse our brownfields to create much needed affordable housing in the downtown area that will retain residents by providing adequate affordable housing, as well as attract future students, workforce and young professionals, that will foster an entrepreneurial, creative community, and a vibrant downtown, contributing to greener healthier homes and neighborhoods. The CWAG will address the associated contaminants at our brownfields which will improve the health and quality of life of our residents, lower crime rates, create businesses with better paying jobs, increase per capita income, and boost tax revenue.

1.a.ii. Description of the Priority Brownfield Site(s): There are 21 brownfield sites currently identified in Hartsville including abandoned gas stations, vacant industrial warehouses, two former schools, an abandoned armory warehouse, and an old cotton gin, all of which have Contaminants of Concern (COC) such as Volatile Organic

¹ Data Source: US Census Bureau, Decennial Census. 2020

² US Census Bureau, Business Dynamics Statistics. 2010-2020

³ scworks.org/employer/employer-programs/risk-closing/layoff-notification-reports

⁴ [Ejsscreen.epa.gov](https://ejsscreen.epa.gov)

⁵ Federal Bureau of Investigation, FBI Uniform Crime Reports.

⁶ [Ejsscreen.epa.gov](https://ejsscreen.epa.gov)

⁷ Data Source: University of Wisconsin Net Migration Patterns for US Counties. 2000 to 2010. Source geography: County

⁸ Hartsville's Vision Plan 2030

⁹ screeningtool.geoplatform.gov

Compounds (VOCs), Semi-Volatile Organic Compounds (SVOCs), Polycyclic Aromatic Hydrocarbons (PAHs), heavy metals, and asbestos. The following four brownfields are our priority sites:

Sunshine Gas Station, 1316 S. Fifth Street (1 acre) -This site is located in **Oakdale Neighborhood**, at the intersection of Fifth and Sixth Street, adjacent to the Butler Heritage Campus facilities. The old gas station has a deteriorated 10,550 SF building, old tires and debris behind the building, and underground storage tanks (USTs) still in the ground. COC associated with its past use are PAHs, VOCs impacts to soil and groundwater, and asbestos. These COC threaten the nearby population consisting of 238 residents within a ¼ mile radius, 100% people of color and 14% under the age 5.⁵ This site is a priority because it is a key Gateway to two main corridors in Oakdale Neighborhood that lead to Downtown, its location is in a historically marginalized community, it is featured as a strategic site for redevelopment as a Gateway and greenspace in Hartsville Master Plan, and the potential environmental impacts to the surrounding sensitive population.

Berry's Gas Station, 1517 S. Fifth Street (3 acres)- Located in **Oakdale Neighborhood** since the 1950's, the former gas station has a 1,500 SF dilapidated building, with boarded windows, and is adjacent to a small make shift structure on the property, made of plywood, some brick and an awning. This property is an eyesore and is in a row of 3 brownfields. COC associated with past use are PAHs, VOCs impacts to soil and groundwater, asbestos, and possibly USTs, which expose our surrounding sensitive population, 99% black and 14% children within ¼ mile radius,¹³ to exposure pathways such as direct contact with contaminated dust and soil particles, breathing contaminants that have been attached to small dust and soil particles or occur as a vapor, or exposure to contaminated water. This site is a priority because of its prominent position on a key corridor, its potential to eliminate 3 brownfields, and its potential COC expose our sensitive population to health risks.

Coker Cotton Gin, 311 Sumter Avenue (10 acres) - Located 1/4-mile from Downtown, the gin has been in operation since 1926 in the heart of **Oakdale Neighborhood** and was acquired by the City in 2021 for the purpose of affordable housing redevelopment. The gin has plans to move to an industrial park as a result of the growing nuisance it has become to our surrounding predominately black residents, such as road damage from frequently passing semi-trucks and debris from cotton dust covering neighboring properties. The property is comprised of twelve parcels, with six large metal warehouses ranging from 5,000 to 30,000 SF, as well as smaller structures. COC associated with the cotton gin are oils, solvents, and heavy metals such as chromium. Furthermore, the cotton is sprayed with pesticides and herbicides that can attach to the cotton dust, lint, and dust particles during the ginning process and can be breathed in by the surrounding sensitive population, consisting of 396 residents within ¼ mile radius.⁵ Coker Cotton Gin is a priority site because the removal of this immense eyesore is a community-identified priority, its convenient location to downtown, the overwhelming blight that would encompass the neighborhood without proper assessment, its location in a historically marginalized community, and the potential COC expose our vulnerable population to increase health risks.

Thornwell School, 300 N. First Street (8 acres) – Located in **College Heights**, this historical, black grammar school was built in 1926 in the heart of a residential community, ¼ mile from Downtown and Coker College and has been closed since 2007. The two dilapidated brick school buildings (17,000 SF and 3,000 SF) have deteriorated leaking roofs, broken windows, and are accessible to squatters and criminal activity. Heating oil tanks, Underground Storage Tanks (UST), and asbestos are COC for the 147 residents who live within a ¼ mile, due to their potential to migrate off-site.¹⁰ This site is a priority because of the inclusion of its reuse as a housing development in the Hartsville Master Plan (HMP), its historical significance to the community, its convenient location to Downtown, and the environmental risks and safety hazards it poses to our surrounding residents

1.a.iii. Identifying Additional Sites: Upon completion of addressing our priority sites, if additional funds remain, additional sites for eligible activities within Hartsville, specifically our TAs, will be sought after and identified by our Brownfield Advisory Committee (BAC), with guidance from our community partners and community input, solicited at brownfield outreach meetings. All data will be stored in our GIS database. Key criteria for selecting additional sites will be contingent upon the degree of environmental justice impacts, community input, redevelopment plans and

¹⁰ Ejscreen.epa.gov

how those plans promote The City of Hartsville Master Plan, economic and environmental impacts to sensitive populations, land-owner willingness, project size and scope, and existing infrastructure, and potential for reuse. We will also apply these criteria to our existing inventory of 21 identified brownfields. All of our priority sites in our TAs are located in disadvantaged census tracts, according to the Climate and Economic Justice Screening Tool (CEJST), which is a priority for selecting additional sites.

1.b. Revitalization of the Target Area

1.b.i. Reuse Strategy and Alignment with Revitalization Plans: The reuse strategy and land use plans for the Priority Sites advance Hartsville's broader land use and revitalization plans and are aligned with and guided by the HMP, Hartsville's Vision Plan 2030 (HVP) and supported by market studies found in the South Hartsville Neighborhood Revitalization Strategy (SHNRS) and the South Hartsville Affordability and Marketability Study (SHAAMS). These plans are fueled by community need and input. Reuse plans for our sites are as follows:

Sunshine Gas Station is described in the HMP as a key **Gateway** leading to two **strategic corridors** ripe for redevelopment as well as a strategic site due to its **location adjacent** the **beloved Butler Heritage Campus**, home to Girls and Boys Club, Head Start Program, and programs for elderly. According to HMP, reuse plans include: a **community park** with water features, local art and sculpture display areas, educational flora and fauna exhibits, ornamental landscaping and walking trails woven into the Butler Heritage Campus facilities. Plans also include **signage welcoming inbound traffic and visitors** into the City Limits that will enhance the historical context of the Fifth and Sixth Street Corridors and the Historic Butler High School area. These plans further the HVP recommending new improvements along Fifth Street, including beautification and installment of welcome signage, and green space to create synergy with the Butler Heritage Campus. The display of local art supports the community goal in SHNRS to identify public art opportunities for beautifying the neighborhood.

Berry's Gas Station has redevelopment plans for a local retail store, which supports a resounding community priority according to SHNRS, for more options to shop locally within the community. In addition, the reuse supports SHAAMS, detailing a leakage of retail opportunity of \$5,756,821, as well as aligns with HMP's priorities to revitalize Fifth Street as a key corridor and to create new businesses jobs in the downtown area.

The Coker Cotton Gin has redevelopment plans for **affordable quality housing**, a resounding community and City priority for Oakdale Neighborhood, detailed in the SHNRS and SHAAMS. According to the HMP, "The Oakdale Neighborhood is ideally located to provide much needed housing downtown." The creation of affordable housing aligns with the HVP: to **attract new residents and developments into Oakdale Neighborhood as proposed in the SHAAM; create new and affordable housing to satisfy the demand for 380 new units in Oakdale Neighborhood; rehabilitate, demolish and construct infill housing units in order to eliminate blight to create an environment where families want to stay rather than vacate; and encourage the development of additional university students and workforce housing opportunities.** The Thornwell School is a featured site in HMP and HVP as a strategic historic site ideal for redevelopment as **housing with diverse options**. This reuse strategy further aligns with HMP stating, "The **key to long-term growth** and development in Hartsville is to **attract and keep residents** living in the Downtown Area. The **mix of housing is critical** to this strategy." The availability of more housing options in the Downton Area furthers the goals of the HVP and HMP, to provide a diverse mix and range of housing options throughout Hartsville that will accommodate the current and future needs of its citizens and future growth; recruit and retain young professionals; and rehabilitate underutilized properties and eliminate blight.

1.b.ii. Outcomes and Benefits of Reuse Strategy: The economic and social benefits of the revitalization plans are as follows: The Sunshine Gas Station creation of welcoming signage will help "**rebrand**" Oakdale Neighborhood, creating greater **connectivity** within the neighborhood, reinforcing **community identity**, and presenting a **positive image** of Hartsville. The creation of **a recreational space/park with walking trails** into the Butler Heritage Campus will allow children in the neighborhood, including those who attend The Boys and Girls Club and The Head Start Program at Butler Heritage Campus, to have **easy access to the park, increase exercise opportunities, and improve the overall health of residents**. Redevelopment of this site will leverage the momentum of EPA's Cleanup Grant in Butler Heritage Campus and create a domino effect for the revitalization of the Fifth and Sixth Street Corridors and Oakdale Neighborhood, a sign of hope to this historically marginalized community. Redevelopment of Berry's Gas Station will

create 10 jobs¹¹ that will aid in lowering unemployment rates and increasing tax revenue as well as be a catalyst for further redevelopment in a row of brownfields. The Coker Cotton Gin will create 40 affordable quality housing units that will directly combat our housing crisis by alleviating housing cost burdens and substandard housing in a low income area. The redevelopment of Thornwell School will restore an underutilized historic community building while creating 40 housing units in the Downtown Area. These reuse strategies will create inclusive neighborhoods through the creation of local neighborhood shopping along with adequate housing supply with diverse housing types to attract residents of all income levels living alongside one another to create a vibrant, growing downtown residential community. The proposed projects will encourage population growth through the retention of residents, students, workforce and young professionals, who will invest in our local small businesses, and will in turn increase our tax base, helping Hartsville rebrand itself as a “College Town”. As a result, property values will increase and more jobs will be created as investors begin to see our city is ripe for economic growth. Funding from this CWAG will eliminate blight and redevelop at least 20 acres that will serve as a catalyst to spur further elimination of blight in our community and encourage future housing development and new businesses throughout Hartsville. The noneconomic benefits of the revitalization plans include reducing the amount of impervious surface expansion, minimizing exposure to hazardous substances, creating inclusive neighborhoods by reducing health and economic inequalities, improving quality of life, creating a feeling of safety by eliminating the blight that attracts criminal activity and promoting environmental justice in a historically marginalized community. Taking in consideration that Oakdale Neighborhood is in the 91st percentile for projected flood risk, all proposed projects will improve local climate mitigation to flood risks by: managing silt run off at sites by using Sustainable Urban Drainage System such as detention basins; include green infrastructure strategies, such as permeable pavements; and adhering to Hartsville’s Provisions for Flood Hazard Reduction, including use of flood resistant materials. Energy efficient measures will be used in redevelopment due to the high energy cost of the area (Oakdale Neighborhood is in the 92nd percentile for energy costs when compared nationally) and use of renewable energy such as solar power will incentivized by Duke Energy’s Solar Program.

1.c. Strategy for Leveraging Resources

1.c.i. Resources Needed for Site Reuse: This CWAG will stimulate the following potential funding resources to support the completion of site assessment, cleanup, and subsequent reuse strategy at the priority sites. If additional funding is needed for assessment and/or cleanup, the City will seek funding from the Pee Dee Council of Governments.

Resource	Description
Community Development Block Grant	Provides communities with resources to address a wide range of unique community development needs as well as aids in the prevention or clearance of slum and blight.
Tax Increment Financing (TIF) District Funds	Allows Hartsville to retain 40% of the State portion of sales tax revenue generated for infrastructure improvements and/or economic development.
New Markets Tax Credit Benefits	Tax credits for investments in economically distressed communities.
Opportunity Zones (OZ)/Cultural Districts	Tax incentives for investment in distressed areas/ rehabilitation of older buildings may qualify for State historic tax credits.
South Carolina Bailey Bill (SC Code of Laws §4-9-195 and §5-21-140)	Authorizes local governments to offer a special property tax assessment for rehabilitated historic buildings
Restoration Tax Abatement (RTA)	Provides abatement of property taxes on renovations of existing commercial structures and owner-occupied residences in OZ.
Federal Renewal Community (RC)	Initiative to reduce unemployment and generate economic growth through Federal tax incentives and of grants to distressed communities.
South Carolina Parks and Recreation Development Grant Program	State funded program for the development of new public recreation facilities.

¹¹ Ibisworld.com-retail-trade-united-states

1.c.ii. Use of Existing Infrastructure: All priority sites are located within the existing infrastructure of Hartsville. This makes these projects particularly appealing for reuse, as the sites will make use of the existing infrastructure including roadways, sidewalks, utilities (electric, gas, water and sewer), and broadband.

2. Community Need and Community Engagement 2.a. Community Need

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

This grant will provide the means to meet the needs of our small, rural, and low-income community that has the inability to draw on other initial sources of funding to carry out environmental assessment, cleanup, and subsequent reuse in our TAs. Hartsville is 48% low income compared to 36% in State and 31% in the Nation. Our Median Family Income is \$55,767, which is 52% lower than the Nation, as well as an astounding 55% of our population’s income is 200% below Federal Poverty Level, almost double the U.S. average.¹² In addition, Hartsville has experienced a .2% migration loss compared to 8% increase in State; a 64% decrease in employment in construction, manufacturing and whole sale trade compared to a state decrease of 14%,¹³ and an 8% loss of business establishments compared to a 7% increase in the State and Nation.¹⁴ All of these factors have contributed to inadequate tax revenue to carry out assessments, cleanup and reuse at priority sites. This grant will provide the means to meet the critical health and welfare needs of our small, low income community.

2.a.ii. Threats to Sensitive Populations

(1) Health and Welfare of Sensitive Populations

Sensitive Populations	Oakdale Neighborhood	College Heights	Hartsville	South Carolina	US
People of Color ¹⁵	99%	62%	50%	38%	39%
Low Income ¹⁷	68%	54%	48%	36%	31%
Less than a H.S. Education ¹⁷	23%	18%	14%	13%	12%
Violent Crime Total (per 100k) ¹⁶	760	760	604	365	261
Population 0-4 years ¹⁷	12%	6%	9%	5%	6%
Housing Cost Burden (30%)	37%	33%	36%	26%	30%
Children 200% Below FPL ¹⁷	80%	75%	73%	44%	38%
Population Below 200% FPL ²⁰	68%	54%	55%	34%	29%

Our sensitive populations in Oakdale Neighborhood and College Heights are disproportionately affected by stressors such as housing cost burdens, high crime, low income, and lower educational attainment that expose our vulnerable community to greater risk factors for poor health outcomes. In addition, Hartsville is in the 91st percentile for USTs and

93rd percentile for wastewater discharge compared to the State, according to EJ Screen, putting our sensitive populations in our TAs at greater health risk. Compounding our stressors, poverty is prevalent in our TAs, especially amongst children, with over double the amount of children 200% below the Federal Poverty Level than the national average. These burdens unmask the heightened vulnerability of our predominately black, low income population in proximity to brownfields with COC such as VOCs, PAHs, and asbestos with known links to cancer, heart disease and asthma, prevalent in our community. The redevelopment of Berry’s Gas Station into a retail store will create more living wage jobs for residents to help address poverty rates. The redevelopment of Sunshine Gas Station into greenspace, park, and trails will increase the quality of life within our TAs, especially amongst children. This CWAG will create affordable housing at Coker Cotton Gin and housing with diverse options at Thornwell School that will alleviate housing cost burdens and create additional housing to retain students and workforce to continue to live in Hartsville rather than migrate, as well as encourage further education of our residents. This EPA Brownfield Program and its reuse strategies will address the environmental contaminants associated with our brownfields through assessment and cleanup, improving the overall health of our community, reducing the number of dilapidated buildings that attract crime, creating economic opportunity, and reducing environmental stressors that plague our vulnerable population.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: Our sensitive populations have been exposed to economic and social insecurity that has contributed to higher incidences of disease. Residents of Oakdale

¹² US Census Bureau, American Community Survey. 2017-21.

¹³ City of Hartsville Comprehension Plan 2030

¹⁴ US Census Bureau, Business Dynamics Statistics. 2010-2020

¹⁵ Ejscreen.epa.gov

¹⁶ Data Source: Federal Bureau of Investigation, FBI Uniform Crime Reports. 2015-2017

¹⁷ Data Source: US Census Bureau, American Community Survey. 2016-2020

Neighborhood are subjected to asthma and diabetes in the 99th percentile, and heart disease in the 95th percentile compared to national levels. Our sensitive populations in College Heights are also disproportionately

Health Outcomes	Darlington County	South Carolina	U.S.
Chronic Obstructive ¹⁸ Pulmonary Disease COPD (Medicare Population)	15	11	12
Lung Cancer ¹⁹	77	72	67
Mortality Rate Cancer (per 100,000) ¹⁸	173	159	149
Heart Disease Mortality (per 100,000) ²⁰	289	169	165
Stroke Mortality (per 100,000) ¹⁹	65	52	42
Low Birth Weight ²¹	12	10	8

affected by poor health with asthma in the 93rd percentile and low life expectancy in the 96th percentiles compared to national levels.²² Although further health data was not available on the Target Area or City level, statistics for Darlington County depict a bleak condition of our current health conditions. The low birth weight in Darlington County is higher than the State and Nation and is associated with maternal exposure to health risks potentially at our priority sites. Many studies have shown that exposure to environmental hazards such as VOCs, PAHs, heavy metals and asbestos (COC at one or more of our priority sites) are linked to cancer one of the

leading causes of death in Hartsville, 16% higher in our County than Nation. Exposure to air pollution, present at our TAs, can cause lung conditions over a long period of time,²³ such as COPD (36% higher than state) and lung cancer (15% higher than nation). Furthermore, air pollution is also linked to increase risk of stroke and heart disease,²⁴ our leading cause of death, 83% higher than the nation. The reuse of Sunshine Gas Station into a park with trails will increase physical activity amongst residents which is linked to a decrease in cardiovascular risk factors.²⁵ This CWAG will allow Coker Cotton Gin and Thornwell School to be developed into affordable/mixed use housing that will alleviate unsafe living conditions as well as associated health risks, and increase the health and overall well-being our residents. Assessment and remediation at our priority sites will facilitate the identification and reduction of hazardous substances in our community, promote cleaner air and soil conditions, and thereby potentially reduce the greater-than-normal incidence of disease that adversely affects our environmentally overburdened population.

(3) Environmental Justice

3(a) Identification of Environmental Justice Issues

EJ Indicator	Oakdale Neighborhood	College Heights	Hartsville	South Carolina	U.S.
Substandard Housing Conditions ²³	40%	38%	38%	27%	32%
Housing lacks complete Kitchen ²³	10%	14%	9%	3%	3%
Population Receiving SNAP ²⁶	24%	22%	22%	11%	11%
No Motor Vehicle ²⁵	22%	11%	12%	6%	8%
Percent within ½ mile of a Park ²⁷	0%	0%	17%	17%	46%

According to Climate and Economic Justice Tool, our TAs and priority sites are located in disadvantaged census tracts.

Our vulnerable population have been subjected to greater levels of environmental burdens and stressors, such as housing cost burdens and substandard housing conditions, both which are significantly higher than the State and Nation. Adding to our housing burdens is our aging housing stock, with 70% of houses built before 1980,²⁸ linked to higher levels of asbestos and exposure to lead paint, 96th percentile in State in Oakdale Neighborhood and 82nd percentile in Thornwell School for lead paint.²⁹ Further environmental issues in Oakdale Neighborhood are a projected flood risk are in the 91st percentile and energy costs are 92nd percentile. In College Heights energy cost

¹⁸ Centers for Medicare & Medicaid Services, Centers for Medicare & Medicaid Services - Chronic Conditions. 2018.

¹⁹ Data Source: The Centers for Disease Control and Prevention, and the National Cancer Institute: State Cancer Profiles

²⁰ Data Source: Centers for Disease Control and Prevention

²¹ Data Source: University of Wisconsin Population Health Institute, County Health Rankings. 2014-2020

²² Screeningtool.geoplatform.gov

²³ www.ncbi.nlm.nih.gov/pmc/articles/PMC4740163

²⁴ pubmed.ncbi.nlm.nih.gov/26461967

²⁵ cdc.gov/chronicdisease/resources/publications/factsheets/physical-activity

²⁶ US Census Bureau, Small Area Income and Poverty Estimates. 2020.

²⁷ Data Source: Centers for Disease Control and Prevention, CDC - National Environmental Public Health Tracking Network. 2015.

²⁸ Data Source: US Census Bureau, American Community Survey. 2017-21

²⁹ Ejscreen.epa.gov

burdens are in the 83rd percentile.³⁰All of these housing insecurities increase our populations' risk of living in unsafe and unhealthy conditions. Adding to inequalities, our TAs suffers from inadequate access to critical services, including both TAs are food deserts, and in Oakdale Neighborhood, limited broadband (95th percentile) and lack of health insurance (81st percentile) are prevalent.²⁵ Furthermore, residents receiving SNAP in our TAs are double the State and national averages and those without a motor vehicle in Oakdale Neighborhood are almost triple state and national levels. Lastly, our brownfields have contributed to poor air quality that adversely affect the health of our community. Environmental Justice Indexes compared to the Nation are: Air Toxics Cancer Risk are in the 95th percentile; Air Toxics Respiratory Hi are in the 81st percentile; and Ozone are in the 91st percentile.²⁴ All of these factors have added burdens on our historically marginalized community.

3(b) Advancing Environmental Justice: The reuse strategy of a park with green space and hiking trails at Sunshine Gas station will advance Environmental Justice by creating greater accessibility to exercise that will promote healthier residents. Redevelopment of Berry's Gas Station into a retail store serves the needs of Oakdale Neighborhood and will create living wage jobs for those in the community. Redevelopment of Coker Cotton Gin and Thornwell School will include green infrastructure to help mitigate flooding that will lessen the gap of racial disparities in climate risks and incorporate energy efficient measures that will alleviate energy costs in a low income area. This CWAG will promote Environmental Justice by allowing the reinvestment of existing properties within the TAs along with remediation of potential hazardous substances that burden our community. This will begin to balance the scales of inequality by improving air quality, alleviating health burdens, relieving house burdens, and providing safe, cost-effective housing. Cleaning up and reinvesting in these properties promotes environmental justice by increasing local tax bases, facilitating job growth, utilizing existing infrastructure, and both improving and protecting the environment. This CWAG will create housing opportunities for low-income households, within their neighborhoods, that will aid in mitigating displacement among existing residents who struggle to afford higher housing costs. EPA's investment in our disadvantaged community will prevent urban sprawl and be a catalyst for continued redevelopment of brownfields to meet the need of affordable housing, local businesses and inclusive neighborhoods, reducing unintended consequences of development.

2.b. Community Engagement

2.b.i. Project Involvement & 2.b.ii. Project Roles: We have assembled a diverse group of local partners, representing a wide variety of interests and types of assistance, and will actively be involved with the City on this project. Our community partners will be meaningfully involved in decision making about site selection, cleanup, and future reuse of all of the brownfield sites as described in the table below.

Community Partners	Point of Contact	Specific Involvement
Hartsville Chamber of Commerce	Murphy Monk 843-332-6401 president@hartsvillechamber.org	Site selection, cleanup and future use suggestions; Mobilize local businesses and community to support redevelopment.
Trent Hill Center For Children and Families	Scottie Hill 843-309-5502 info@trenthillcenter.org	Community Outreach and mentorship to vulnerable population in Oakdale Neighborhood; Connect community to the project; Site selection.
Duke Energy	Lauren Baker; 843-661-2207 Lauren.baker@duke-energy.com	Education and technical assistance on sustainable redevelopment and conservation of natural resources; Promote innovation in the community. Provide support related to future reuse of sites.
Butler Heritage Foundation	Sheila Squire; 843-383-5262 [REDACTED]	Represent community directly affected by projects; Connect community and sensitive populations to the project; Assist with site selection and cleanup decisions in Oakdale Neighborhood.
Coker College	Andrew Burkemper (843) 383-8112 aburkemper@coker.edu	Work within community to find redevelopment/workforce resources and provide workforce training.

³⁰ screeningtool.geoplatform.gov

Florence-Darlington Technical College	Dr. Lauren Holland 843-413-2739 perkinscte@fdtc.edu	Work within community to find redevelopment/workforce resources and provide workforce training;
Black Creek Arts Center	Allison Pederson info@blackcreekarts.org 843-332-6234	Promotes culture and the arts in TAs through community outreach; Connects the community to project and to a collaboration of art in the park;

2.b.iii. Incorporating Community Input

Meaningful, inclusive community engagement is a priority to our City and critical to the success of this Brownfields Program. The City of Hartsville will form a BAC, comprised of City staff members, community partners, and local business owners, drawn primarily from the Target Area, who will meet twice a year and more if needed, not including an initial Kickoff meeting. Community Outreach meetings will be held quarterly. We will also work with a Qualified Environmental Professional (QEP) to establish a Community Involvement Plan (CIP). A brownfields website will share project details and progress. Decision makers will seek after and facilitate meaningful input from our underserved community by asking questions and listening to those directly affected by the project, including input on site selection, cleanup, and guidance in redevelopment plans. Other effective methods to solicit community input include visioning sessions, social media, Next Door (website that connects neighborhoods and organizations), word-of-mouth through project partners at local events, online surveys and fliers with key information that is easy to connect with. All community contributions and concerns will be considered in the decision-making process and reviewed and evaluated by the brownfields' Project Manager. Community input will be responded to in a timely manner by an appropriate BAC member. Community meetings will be held in a central location to accommodate community members who do not have access to a vehicle so they have the option to walk to the meeting. Community meetings will be announced through the City's website and social media and will be published in the local newspaper. Property owners of priority sites or adjoining sites will be personally invited to community meetings. All meetings will be recorded and posted on the brownfield website. Virtual and non-digital outreach alternatives will also be provided. An interpreter will be available if needed.

3. Task Descriptions, Cost Estimates, and Measuring Progress 3.a. Description of Tasks/Activities and Outputs

Task 1: Cooperative Agreement Oversight
i. Project Implementation: The City will be managing this grant. Management tasks will include, completing the EPA Grant Application Package; a Work Plan, preparation of quarterly, semi-annual, annual, and final closeout reports; ACRES database reporting; financial reporting, and meetings and communication with EPA. Upon award, a Qualified Environmental Professional (QEP) will be selected following a qualifications-based procurement process in compliance with 2 CFR 200 and 2 CFR 1500 requirements. The QEP will assist with program management tasks in addition to performing the technical aspects of the project. The City, along with the BAC will establish a Community Involvement Plan (CIP), which will be updated throughout the project period, as needed.
ii. Anticipated Project Schedule Cooperative Agreement Work Plan (1 st Quarter), 1 Kickoff Meeting (1 st Quarter), 2 City personnel at 3 Brownfield Conferences; 16 Quarterly reports (four per year for the duration of the project); ACRES updates (quarterly or per completed task); annual reports (DBE, FFR), and one final report submitted at the project's conclusion, and post-close out data collection (ACRES).
iii. Task/Activity Lead: The City of Hartsville will lead this task with assistance from the QEP and BAC, as needed.
iv. Outputs: Cooperative Agreement Work Plan, Quarterly Reports, DBE Reports, FFRs, final closeout report, ACRES updates, attendance at 3 brownfield conferences
Task 2: Community Engagement and Site Inventory, Selection, and Access
i. Project Implementation: The QEP will complete Eligibility Determinations for the priority sites from the previously completed inventory. Activities will include review of environmental records, property records, and historical documentation for prior uses and concerns. Site inventory will be recorded using GIS Inventory. Outreach activities will be led by the City with assistance from the BAC and QEP, and will include a CEP, and providing a brownfields 101 educational session for the community, as well as ongoing initiatives to engage the community. The brownfield inventory will continue to be updated based on feedback from the community.
ii. Anticipated Project Schedule: The CEP will be submitted during Quarter 1 of the grant. The GIS-based site inventory will be updated by the 30 th of each month. The BAC will meet bi-annually and more if needed. Community meetings will be held quarterly.
iii. Task/Activity Lead(s): City of Hartsville with BAC and QEP assistance
iv. Outputs: Eligibility Determinations, Access Agreements, GIS Inventory, CEP, Brownfields Program Website updates, and quarterly community meetings

Task 3: Assessment Activities
i. Project Implementation: The QEP will prepare a Generic Quality Assurance Project Plan (QAPP). Phase I ESAs will be conducted in accordance with EPA's standard for All Appropriate Inquires (AAI) and the practices in ASTM E1527 standards. Phase II ESAs will involve the collection and analysis of soil, groundwater, surface water, and /or suspect asbestos-containing material (ACM) in order to determine if Priority Sites, and subsequent sites, have been impacted by past uses. Phase II ESAs may also include ground-penetrating radar (GPR) surveys to detect the presence of underground lines and/or tanks particularly at petroleum sites. Prior to performing Phase II ESA field activities, a Site-Specific QAPP (SSQAPP) Addendum will be prepared for each site to be assessed. The SSQAPP Addendum will establish the scope of work for the site and will reference the Generic QAPP for specific standard operating procedures. The SSQAPP Addenda must be approved by the City, the SCHDEC, and the EPA prior to performing Phase II ESA activity. Phase II ESA will include sampling and analysis activities and health and safety planning. Priority sites will be assessed first before proceeding with assessments of additional sites. Outputs are aggressively scheduled to ensure all tasks are completed within the 4-year time frame.
ii. Anticipated Project Schedule: The Generic QAPP will be completed in Y1, Q1. The four priority site Phase Is will be conducted in Y1, Qs 2-4. The four priority Phase IIs will be conducted in Y2, Q1-4. The remaining Phase I ESAs on additional non-priority sites will be conducted in Y2, Q 1-4. If needed, Phase IIIs will also be conducted in Y 3 and 4 Qs 1-2.
iii. Task/Activity Lead(s): QEP with oversight from the City
iv. Outputs: 1 GQAPP, 17 Phase I ESAs, 12 SSQAPPs, 8 Phase II ESAs, 2 Phase IIIs
Task 4: Cleanup Planning and Area-Wide Planning
i. Project Implementation: The QEP will conduct cleanup planning by preparing Analysis of Brownfields Cleanup Alternatives (ABCA) for sites requiring cleanup, starting with the priority sites. The City will create a Market Study of the Target Area.
ii. Anticipated Project Schedule : Up to 4 ABCAs will be completed in Y3 Q4 and Y4 Q1-4.. 1 Market Study for market viability of the brownfield sites will be completed by Y2 Q2 of the grant.
iii. Task/Activity Lead(s): QEP with oversight from the City
iv. Outputs: 4 ABCAs, 1 Market Study

3.b. Cost Estimates

3.b.i. Development of Cost Estimates & 3.b.ii. Application of Cost Estimates: Below are the anticipated cost estimates for each project task activity.

Budget Categories		Project Tasks (\$)				
		Task 1 Management	Task 2 Outreach	Task 3 Assessments	Task 4 Planning	Totals
Direct Costs	Personnel	\$12,000	\$2,500	-	-	\$14,500
	Fringe Benefits	-	-	-	-	-
	Travel	\$10,050	-	-	-	\$10,050
	Equipment	-	-	-	-	-
	Supplies	-	\$1,050	-	-	\$1,050
	Contractual	\$14,400	\$15,000	\$400,000	\$45,000	\$474,400
	Construction	-	-	-	-	-
Total Direct Costs		\$36,450	\$18,550	\$400,000	\$45,000	\$500,000
Indirect Costs		-	-	-	-	-
TOTAL BUDGET		\$36,450	\$18,550	\$400,000	\$45,000	\$500,000

Task 1- Program Management Cost Breakdown: Total: \$36,450. Hartsville will charge \$12,000 for Task 1 Personnel (200 hours x \$60 per hour). The travel budget is \$10,050 for two personnel to attend three conferences: Conference registration at \$175/conference x 2 people x 3 conferences = \$1,050; Airfare at \$450/flight x 2 people x 3 conferences = \$2,700; Hotels at \$200/ night x 3 nights x 2 people x 3 conferences = \$3,600. Per Diem at \$150/night x 3 nights x 2 people x 3 conferences = \$2,700. Contractual: \$14,400 budgeted for an average professional rate of \$160/hour x 90 hours. **Task 2-** Community Outreach Cost Breakdown: Total: \$18,550. Contractual: \$15,000 (average professional rate of approximately \$150/hour x 100 hours including CEP preparation), plus meeting preparation by Hartsville (50 hours x \$50 per hour) = \$2,500. Supplies: Community meeting materials = \$1,050. **Task 3-** Site Assessments Cost Breakdown: Total: \$400,000. One generic QAPP = \$5,000. 17 Phase I ESAs at \$5,000 each = \$85,000; 8 Phase II ESAs at \$30,000 each = \$240,000; 2 Phase IIIs at \$35,000 each = \$70,000; **Task 4-** Planning Cost Breakdown: Total \$45,000. Contractual: Identification of cleanup options and costs, and completion of 4 ABACs at \$5,000 each = \$20,000. One Market Study = \$25,000. \$400,000 or 80% of grant funds will be allocated for tasks/activities directly associated with Phase I and Phase II assessments.

3.c. Plans to Measure and Evaluate Environmental Progress and Results: Hartsville will work in conjunction with the QEP to track, measure and evaluate progress to ensure expected outputs, outcomes and results are achieved reasonably, and appropriately by comparing progress to the workplan on a monthly basis. A project work plan with timelines, milestones and project outputs will be developed to facilitate progress is up-to-date. The City, along with the QEP, will track the following: the number of community outreach events with the number of people attending, the number of Phase I, Phase II, and Phase III ESAs (contaminant delineation) completed; the number of ABCAs and cleanup plans completed; the amount of sites and acres of property redevelopment; acreage of greenspace created; the amount of private investment leveraged; the amount of other funding leveraged; number of jobs created/retained from redevelopment projects; increased property/sales tax revenue generated; and the increase of property values. We will use reporting requirements, such as quarterly reporting, to ensure the project's outputs and outcomes are on track. Corrective measures will be taken if we see that a project milestone has not been completed on schedule by discussing issues with EPA in order to put the project back on track.

4. Programmatic Capability and Past Performance 4.a. Programmatic Capability

4.a.i. Organizational Capacity; 4.a.ii. Organizational Structure; 4.a.iii. Description of Key Staff:

The City of Hartsville has the experience and capability to carry out and manage the programmatic, administrative, and financial requirements of this Brownfield project and grant, and has successfully managed 21 grants in 2023 alone. We have a highly diversified team on staff we can draw upon for support including the Assistant City Manager, Special Projects Director, Public Services Director, Planning & Zoning Manager, and Grants Administrator/Accountant ensuring the timely and successful expenditure of funds and completion of all technical, administrative and financial requirements. Key staff include: Hartsville's City Manager, **Daniel Moore**, who will serve as **Project Manager**. He has worked across the full spectrum of local government, including administration and management, for over 10 years and holds a Master's degree in Public Administration. **Philip Bethea**, Hartsville's Public Services Director, will serve as **backup to the Project Manager**. He has multiple years of experience leading environmental-related projects to successfully complete grant-funded projects. **Chastity Jenkins**, Hartsville's Grants Administrator/Accountant, has a Master's degree in Accountancy and a Bachelor's degree in Business Administration, possesses extensive experience managing grants, and will assume **financial administration responsibilities and financial reporting to EPA**.

4.a.i.v. Acquiring Additional Resources: The City will select and procure a QEP to assist with management and technical implantation of the grant through a full and open competitive process, in accordance with all procurement standards (2 CFR 200 and 2 CFR Part 1500). A Request for Qualifications (RFQ) will be advertised in local newspapers and on the City's website within 30 days after notice of award. The City will assemble a review team in order to select a QEP based on experience, ability, capacity and costs. Hartsville will promote equitable pathways into acquiring additional expertise consistent with Executive Order 14025 and Executive Order 14025, by giving special attention to recruiting and retaining local underserved and underrepresented populations, such as tailoring advertisements to the population of interest and offering entry level apprenticeships.

4.b. Past Performance and Accomplishments:

4.b.i. Currently Has or Previously Received an EPA Brownfields Grant : The City of Hartsville was awarded \$400,000 from EPA for a City-Wide Assessment Grant October 1, 2010 and successfully expended all funds for the following outputs: conducting 7 Phase I and 4 Phase II, inventorying additional sites, cleanup planning, and community outreach. The City complied with all workplan schedule, and terms and conditions in a timely and acceptable quarterly performance and grant deliverables, as well as ongoing ACRES reporting. The grant commenced September 30, 2013, with no remaining funds.



The City of Hartsville
Community-Wide Assessment Grant
FY24 THRESHOLD CRITERIA

1. Applicant Eligibility

The City of Hartsville, SC is eligible for an Assessment Grant as a General Purpose Unit of Local Government as stated under 2 CFR 200.1. This allows the City of Hartsville to be eligible to apply for this EPA Community-Wide Assessment Grant.

2. Community Involvement

We have assembled a diverse group of local partners, representing a wide variety of interests and types of assistance, who will actively be involved with the City on this project. Our community partners will be meaningfully involved in decision making about site selection, cleanup, and future reuse of all of the brownfield sites as described in the table below.

Community Partners	Point of Contact	Specific Involvement
Hartsville Chamber of Commerce	Murphy Monk 843-332-6401 president@hartsvillechamber.org	Site selection, cleanup and future use suggestions; Mobilize local businesses and community to support redevelopment.
Trent Hill Center For Children and Families	Scottie Hill 843-309-5502 info@trenthillcenter.org	Community Outreach and mentorship to vulnerable population; Connect community to the project;
Duke Energy	Lauren Baker; 843-661-2207 Lauren.baker@duke-energy.com	Education and technical assistance on sustainable redevelopment and conservation of natural resources. Promote innovation in community.
Butler Heritage Foundation	Sheila Squire; 843-383-5262 [REDACTED]	Represent community directly affected by projects; Connect community and sensitive populations to the project.
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Black Creek Arts Center	Allison Pederson info@blackcreekarts.org 843-332-6234	Promotes culture and the arts through community outreach; Connects the community to project



i. Meaningful, inclusive community engagement is a priority to our City and critical to the success of this Brownfields Program. The City of Hartsville will form a BAC, comprised of City staff members, community partners, and local business owners, who will meet twice a year and more if needed, not including an initial Kickoff meeting. Community Outreach meetings will be held quarterly. We will also work with a Qualified Environmental Professional (QEP) to establish a Community Engagement Plan (CEP). A brownfields website will share project details and progress. Decision makers will seek after and facilitate meaningful input from our underserved community by asking questions and listening to those directly affected by the project, including input on site selection, cleanup, and guidance in redevelopment plans. Other effective methods to solicit community input include visioning sessions, social media, Next Door (website that connects neighborhoods and organizations), word-of-mouth through project partners at local events, online surveys and fliers with key information that is easy to connect with. All community contributions and concerns will be considered in the decision-making process and reviewed and evaluated by the brownfields' Project Manager. Community input will be responded to in a timely manner by an appropriate BAC member. Community meetings will be held in a central location to accommodate community members who do not have access to a vehicle so they have the option to walk to the meeting. Community meetings will be announced through the City's website and social media and will be published in the local newspaper. Property owners of priority sites or adjoining sites will be personally invited to community meetings. All meetings will be recorded and posted on the brownfield website. In the event that social-distancing is required, virtual and non-digital outreach alternatives will also be provided. An interpreter will be available if needed.

3. Expenditure of Existing Grant Funds

Not Applicable

4. Contractors and Named Subrecipients

Not Applicable