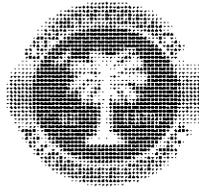


James L. Pinkney, Sr.  
Chairperson

J. W. Wall, Jr.  
Vice-Chairperson

Joann Hill  
(Interim) Administrator

Nicole Gaines  
Clerk to Council



**COUNTY OF ALLENDALE**

P. O. Box 190  
526 Memorial Ave. North  
Allendale, SC 29810

Telephone: (803) 584-3438  
Fax: (803) 584-7042

H. Carl Gooding  
Councilmember

William E. Robinson  
Councilmember

Theresa H. Taylor  
Councilmember

Walter H. Sanders, Jr.  
County Attorney

December 18, 2015

Ms. Barbara Alfano, Regional Brownfields Coordinator  
Environmental Protection Agency Region 4  
Atlanta Federal Center  
61 Forsyth Street  
Atlanta, Georgia 30303

RE: Allendale County, South Carolina  
EPA Brownfields Community-Wide Hazardous/Petroleum Funding  
Assessment Grant Proposal

Dear Ms. Alfano:

Enclosed please find an application for an Environmental Protection Agency (EPA) Brownfields Community-Wide Hazardous and Petroleum Assessment Grant for Allendale County, South Carolina.

Allendale County entered the twentieth-first century facing a series of economic and social challenges. The county had the lowest per-capita income and the lowest median household income in South Carolina during the final two decades of the twentieth century. More than one third of the individuals and well over one fourth of the families lived in poverty.

From our previous grant, we are happy to report a redevelopment. One of our assessment sites has been acquired by the Allendale Correctional Worship Center that is training newly released prisoners for jobs on that property that we assessed with grant funds.

Now, we are requesting additional funds to focus on old industrial sites that are on rail and that we believe to be most the most promising sites for new industry to come into the County. We know that we need jobs to turn our County around, and thus, our focus is on those sites most likely to be redeveloped as industrial/commercial operations.

We (the whole county) were designated a Promise Zone by President Obama in April of this year. This designation will allow us to leverage funding from this grant with others for which we are applying to accomplish our goal of creating jobs for the people of Allendale County.

Thank you for your consideration of this application.

a. **Applicant Identification:** Allendale County  
526 Memorial Avenue  
Post Office Box 190  
Allendale, South Carolina 29810

b. **Applicant DUNS number:** 116657987

c. **Funding Requested:**

i): **Grant Type:** Assessment

ii): **Federal Funds Requested:** \$400,000, not requesting a waiver for a site-specific proposal

iii): **Contamination:** \$200,000 for Hazardous Substances; \$200,000 for Petroleum

iv): **Community-Wide**

d. **Location:** Allendale County, South Carolina

e. **The County is applying for a Community-Wide Assessment.**

f. **Contacts:**

i) **Project Director:**

William (Bill) Robinson  
Allendale Councilman  
452 Fairdale Street  
Allendale, South Carolina 29810  
Phone: 803 - 541-1531(cell)  
Fax: none  
E-mail: [robinson8109@bellsouth.net](mailto:robinson8109@bellsouth.net)

ii) **Head of Organization**

Ms. JoAnn Hill  
Interim Administrator & Finance  
Director  
Post Office Box 190  
Allendale, South Carolina 29810  
Phone: 803- 584-3438  
Fax: 803-584-7042  
E-mail: [vjhill@allendalecounty.com](mailto:vjhill@allendalecounty.com)

g. **Date Submitted:** December 18, 2015

h. **Project Period:** October 1, 2016 – September 30, 2019

i. **Population:** 9,695

Allendale County – American Community Survey 2014 estimate, Census.gov, accessed November 2015

j. **Other Factors Checklist:** Attached

If you should have any questions, please do not hesitate to contact me at 803-584-3438.

Very truly yours,



Jo Ann Hill  
Interim Administrator & Finance Director

### Appendix 3 Regional Priorities Form/Other Factors Checklist

Name of Applicant: Allendale County, South Carolina

#### *Regional Priorities Other Factor*

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.E, please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title(s):

The towns in Allendale County are very small (the County has less than 10,000 people) and without the resources to manage an EPA Brownfields Program. Thus, all four incorporated towns, Allendale, Fairfax, Ulmer, and Sycamore, are supporting Allendale County in this grant application. They have agreed to identify sites and work with property owners to obtain access within their towns. Letters of Support are provided in the attachment.

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Page Number(s):

P. 11

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#### *Assessment Other Factors Checklist*

Please identify (with an **x**) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

<b>Other Factor</b>	<b>Page #</b>
<i>None of the Other Factors are applicable.</i>	P.1
Community population is 10,000 or less.	
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Targeted brownfield sites are impacted by mine-scarred land.	
Project is primarily focusing on Phase II assessments.	
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	P.9,10
Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	

<p>Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a “manufacturing community” designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, <b>applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation</b> which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient’s IMCP proposal which lists/describes the core partners and implementation strategy parties.</p>	
<p>Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, <b>applicant must attach documentation.</b></p>	
<p>Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.</p>	

**1. COMMUNITY NEED**

**a. Targeted Community and Brownfields**

*i. Targeted Community Description:* Allendale County was settled in the mid-eighteenth century by English, German, and Scotch-Irish farmers, and it remains primarily an agricultural rural county, which contains a number of small towns including Allendale, Fairfax, Ulmer, and Sycamore. This county has the fewest number of people per square mile in South Carolina. In the middle 1940s, the much traveled North-South US Highway 301 brought a tourist trade that was of considerable value to the county's economics, and US Highway 301 intersects US Highway 321 in Ulmer. A rail line runs through Allendale and intersects with the rail line that runs through Ulmer and Fairfax. Some textile industries located in the county to take advantage of the rail access and local farm production. Allendale County was known as the "wood basket" because of the abundance of forests, and wood related industries grew up to be near the source of the wood. The Savannah River Site, a Department of Energy research and production facility constructed in the 1950s in neighboring counties, also brought people to Allendale County.

The County was hit hard by several significant occurrences. The interstate system in the United States started being built in the late 1950s and into the 1960s. Cheap oil and the luxury of personal transportation led to the replacement of rail cars with tractor trailers for shipment of goods; thus, the railroads declined. The interstates also provided a faster north-south route through South Carolina; thus, highways like US 301 and US 321 were virtually abandoned causing small towns along its path to "dry up." In addition, the end of the Cold War in 1989 brought less funding and cut backs to the Savannah River Site operations. Over the last two decades, the South Carolina textile industry significantly declined as textile manufacturers outsourced jobs to other countries, and Allendale County was not immune to this trend.

As a result of these changes, businesses closed, and brownfields were created. A once thriving area became a County of citizens, who are poor, unemployed, and suffer from health problems. An Allendale County Councilman hears complaints from citizens regularly. Those complaints in order of frequency are "no jobs", "little to do", and "nothing for our kids to do". The former Mayor of Fairfax, Dwight Causey, stated it clearly, "Without jobs, we are a sinking ship." Thus, the targeted community are the people of Allendale County, with emphasis on the unemployed and underemployed throughout the County, and the focus of this grant will be to assess closed former industrial sites throughout the County that have the best opportunity for redevelopment, i.e., where businesses will locate and bring jobs.

*ii. Demographic Information:* Allendale County entered the twentieth-first century facing a series of economic and social challenges. The county had the lowest per-capita income (\$13,334) and the lowest median household income (\$25,252) in South Carolina during the final two decades of the twentieth century. More than one third of the individuals (36%) and well over forty percent of the families with children (44%) lived in poverty. Half of the families had a female householder with no husband present. In the 1990s, twenty-six percent of births in the county were to teenage mothers. The county also had the highest infant mortality rate and the lowest percentage of high school graduates in the state.<sup>1</sup>

Current demographic data shows that we have a predominantly minority population with 73.9% reported to be Black or African American. The demographic data shows that we are poorer, less healthy, have more unemployment, and are less educated than others in our State. Also, we have a high percentage of women in child bearing years.

**Allendale County Demographic Information**

	Allendale County	South Carolina	United States
Population+	9,695	4,832,482	318,857,056
% children < age 5*	5.9	6.4	6.4
% adults > 65*	14.0	14.2	13.4
% women child bearing age*	40.7	38.8	39.5

<sup>1</sup> <http://charlestoncurrents.com/2015/11/history-allendale-county-s-c/>

	Allendale County	South Carolina	United States
% minority*	75.8	32.8	26.0
% Black*	73.9	27.7	12.6
% Hispanic*	2.5	5.2	16.6
Median Household Income*	\$25,252	\$44,779	\$53,046
Per Capita Income*	\$13,334	\$23,943	\$28,155
Unemployment rate+	9.0	6.4	5.8
% living below poverty threshold*	36.0	18.1	15.4
% Families with children living below poverty threshold*	44.4	22.0	17.8
% with a high school degree*	71.9	84.5	86.0
% with a bachelors degree or higher*	15.0	25.1	28.8
% Rental Houses*	36.5	30.9	35.1
% Owner Occupied Homes*	63.5	69.1	64.9
% Vacant*	23.2	16.9	12.5
Median Home Value*	\$65,400	\$137,400	\$176,700
% Obese (Adults)**	35.4	31.8	29.4
% Diabetic (Adults) ***	14.7	11.6	9.7
% Consume less than 1 serving of vegetables daily (Adults)**	34.2	27.3	22.6

Sources: + American Community Survey 2014 estimates, <http://factfinder.census.gov/>, Accessed December 2015

\* American Community Survey 2013 5-year estimates, Census.gov, accessed November 2015

\*\* 2013 Allendale County Obesity Fact Sheet , SCDHEC

\*\*\* Diabetes In Allendale County, 2012, SCDHEC

iii. *Description of Brownfields:* Brownfield properties are currently strewn across the County, affecting many neighborhoods and County residents. In 1964, Interstate 95 opened and replaced US Highway 301 and 321 as the major north-south artery. Almost overnight, traffic dropped substantially, and manufacturers became less dependent on the railroad to ship goods. The decline of the textile industry in the South also had a significant impact on Allendale County with textile industries closing, including Whitlock Combing, Mohawk, Shaw Industries, and International Apparel. Two other major employers, Fairfax Dimension and Corbett Plywood, also closed in the 1990s. Previous brownfield grants addressed the Whitlock and Shaw sites, and we plan to leverage those successes with funding from this grant and encourage the redevelopment of other closed sites throughout the County. The following properties have been selected as high priorities due to having rail access, which is a significant asset in marketing sites to industry.

The Corbett Plywood site (7.57 acres), located within about ¼ mile of residential homes in Fairfax, is closed and burned. It is adjacent to an NPL site, Helena Chemical. Worrisome to our citizens is the known boggy area and ditch on the back side of the site, where there are rumors of illicit dumping. The site may have been impacted by wood preservatives, such as arsenic or pentachlorophenol; solvents used to clean equipment; or, petroleum products from fuels for vehicles.

The old Fairfax Dimensions site, which was a producer of wood stock, burned many years ago. The 3.4-acre site still sits burned and vacant in Fairfax, within 200 yards of a neighborhood. The site is likely contaminated with polynuclear aromatic hydrocarbons (PAHs) due to the fire, as well as wood preservatives, creosote, solvents, and petroleum products.

The Newell Property (11.5 acres) is a closed junk yard in Allendale, less than a ¼ of a mile from homes, sitting on 16 acres adjacent to a 10-acre county owned property. The two sites could be marketed together, but concerns over environmental issues have inhibited the sale of the properties. Vehicles were smashed directly on the ground, potentially allowing fluids to leak into the soils. The site may be impacted with petroleum products, lead and other heavy metals.

The former RRR Farms in Allendale was a 1.27 acre grain supply operation surrounded by a neighborhood. The current owners, who are deconstructing the silos to recycle the metal, called the project director of the County's EPA Brownfields Assessment Grant that ended 9.30.15 to see if funding was available for assessment due to concerns about potential environmental contamination. They desire to sell the property for

redevelopment after they clear it; but, unfortunately, no funding remained. Before selling the property, the owners will need to clarify concerns regarding potential contamination from fertilizers, pesticides, herbicides, and petroleum products.

The former Farmer's Grain Supply is located in Ulmer within about 300 yards of residences. The business occupies 7.57 acres and supplied fertilizers, herbicides, pesticides, and other chemicals to farmers in the area. Spills may have occurred over the years, and the property owner is planning to put this property up for sale.

Another property of particular interest to our residents is the former grocery and gas station, Billy Young's IGA, located in Allendale. Under our previous EPA brownfields assessment funding, a Phase I found Recognized Environmental Conditions (RECs), including the potential for an old underground storage tank to still be in the ground. Funding was depleted, so a GPR survey to determine the presence of the tank and a Phase II ESA could not be done. The site is small, only 0.17 acres, but it is adjacent to our Farmer's Market, which the community wishes to expand by converting the old store into a commercial kitchen where our citizens will be able to can goods and make preserves to sell at the Farmer's Market. Further, we plan to put in refrigeration units, so the farmers can store their goods overnight and not have to transport them back and forth each day that the market is open.

Potential soil and groundwater contamination from these closed wood processing facilities, junk yards, farming supply operations, and other sites are a real concern. Documented environmental contamination has and does exist in Allendale County as well as unknown contamination from the many unassessed sites. Our citizens have been and continue to be exposed to pollutants through runoff, air, and even direct contact by trespassers, such as innocent children and teenagers as well as those looking to steal copper.

iv. *Cumulative Environmental Issues:* EPA's Environmental Information Exchange Network<sup>2</sup> includes Resource Conservation and Recovery Act sites, Clean Water Act sites, Clean Air Act sites, Brownfields Sites, and Underground Storage Tank Sites in Allendale County. It also documents compliance issues at the facilities. Those that have had recent non-compliance and significant violations pose additional exposure problems for our residents. Archroma US in the unincorporated township of Martin had a significant violation of its NPDES permit which discharges to the Savannah River, Collums Lumber Company has been in noncompliance with RCRA regulations for the past 4 quarters, and the Town of Allendale Wastewater Treatment Plant (WWTP) has been in and out of compliance for the past several years with a significant NPDES permit violation on April 2, 2015. It also discharges to the Savannah River.

In an area with few restaurants and no movies, fishing is a popular for sporting and sustenance. The Salkehatchie, the Little Salkehatchie (both of which discharge to the Savannah River) and the Savannah River are popular fishing spots. Fish advisories issued by SCDHEC<sup>3</sup> exist for all three rivers. From the Little Salkehatchie, bowfish (mudfish) and largemouth bass should not be eaten; one meal per month is allowed for Chain Pickerel and Warmouth; all other fish are allowed one meal per week due to mercury. No bowfish (mudfish) may be eaten from the Salkehatchie River; chain pickerel and largemouth bass may be eaten once a month; warmouth and redbreast sunfish may be eaten once per week. Again, mercury accumulation is a concern. The portion of the Savannah River that borders Allendale County also has fish advisories – no consumption of bowfish (mudfish); one meal per month of largemouth bass; one meal per week of chain pickerel and spotted sucker. SCDHEC warns that some fish (species not designated) from this portion of the Savannah River contain radioisotopes cesium-137 and strontium-90.

On January 27, 2015, Allendale County experienced a significant release from a CSX train wreck, resulting in 19,000 gallons of hydrochloric acid, 4,000 gallons of diesel fuel, and 100 gallons of sodium hydroxide spilling from train cars. SCDHEC identified contamination on the lower Three Runs Creek (discharges to the Savannah River) near where the accident took place. Tonya Bonitatibus, the Savannah Riverkeeper, found evidence of acid burns to the landscape as well as some debris from the containers. She stated, "This is something that is on my mind everyday. There are fisherman, this is a rural area, there's not a movie theater you can go to, this

<sup>2</sup> <http://www.epa.gov/enviro/facility-registry-service-frs>

<sup>3</sup> <http://www.scdhec.gov/FoodSafety/FishConsumptionAdvisories/>

is a culture completely around the river."<sup>4</sup>

The closed Whitlock Combing site is almost 200 acres. It is owned by an elderly gentleman who is in poor health. We assessed the portion away from the main manufacturing area, about 110 acres, using funds from our previous grant with hope that this portion, adjacent to our industrial park and on a rail line could be more easily redeveloped. When the team arrived to perform the assessment, they found that the main manufacturing facility had been ransacked, partially demolished and stripped of all salvageable metal by criminals. An asbestos survey had been performed in conjunction with a Phase I using grant funds. From this work, we knew that the manufacturing building was full of asbestos, so DHEC was contacted and is pursuing the elderly gentleman for asbestos abatement, but in the meantime friable asbestos blows in the area. Nitrates, which cause a potentially fatal blood disorder in infants under six months of age, were also found in the groundwater at the Whitlock site.

Documented contamination of perchloroethylene (PCE) in the groundwater, and 1, 2, 4-trimethylbenzene; 1, 3, 5-trimethylbenzene; 4, 4-DDE; Aroclor 1260; and arsenic in the soils was found at the former Shaw Industrial Site in Allendale that was acquired by Southern Carolina Regional Alliance (SCDRA), a non-profit economic development organization formed to aggressively market the Southern Carolina area (Allendale, Bamberg, Barnwell, and Hampton Counties in South Carolina) for industrial locations. This site has been cleaned up by SCDRA with assistance from an EPA Brownfields Cleanup Grant. A recent grant of \$150,000 from the SC Department of Commerce was received to put a new roof on the building, making it ready to market for industrial occupancy.

An abandoned motel on US 301 entering Allendale was used by the homeless for shelter. A fire started for warmth from the winter cold got out of control, burning the building and releasing asbestos to the air. This problem was remediated by SCRDA with use of the South Carolina Department of Health and Environmental Control (SCDHEC)'s Brownfields Cleanup Revolving Loan Fund.

Considering the high minority population and the large percentage of families with children living below the poverty level, Allendale County is an environmental justice community. Sensitive populations, including the women of child bearing age, may be inadvertently exposed to environmental contamination from active facilities, brownfields sites, and the Town of Allendale's poorly operating wastewater treatment system as well as a significant release from a train wreck during the past year. Left unmitigated, these potential and real exposure hazards pose a threat to current residents and hinder the future reuse of the properties.

**b. Impacts on Targeted Community:** Brownfields properties are spread throughout our community, and the economic impact of abandoned and underutilized sites affect our revenue as well as public health of our citizens. Crime and illicit activities are well documented at brownfields properties, as exemplified by the damage done at the Whitlock property and the fire at the motel. Theft of copper is common at closed industrial facilities throughout the County. City-data.com lists the 2012 crime index of the Town of Allendale at 424.7 (3 robberies, 22 assaults, 85 burglaries, 58 thefts, 5 auto thefts, and 2 arsons in a population of 3,326) and the Town of Fairfax at 450.9 (1 rape, 1 robbery, 8 assaults, 43 burglaries, 67 thefts, and 3 auto thefts in a population of 1,935) with the national average at 290.6.

Our residents are also experiencing a higher rate of health issues. Our targeted community is less educated and poor. These groups are usually most impacted by health issues, because they do not have the financial means to address health problems and are unsure of questions to ask or resources to seek. The SCDHEC Cancer Incidence File (SCAN) (<http://scangis.dhec.sc.gov/scan/cancer2/fullinput.aspx>) reports new cancer of all kinds developed over the period of 1996-2012 as follows:

**Cancer Table**

Cancer- all new incidences	Allendale County	% based on population	South Carolina	% based on population
All forms	921	9.02%	394,327	8.4%

<sup>4</sup> <http://www.wrdw.com/home/headlines/Hazardous-material-289891161.html>

The percentage of new cancer incidents is higher in Allendale County than in South Carolina. While it is very difficult to attribute cancer to brownfields sites, Allendale County clearly has brownfields with concerns of carcinogenic contamination (heavy metals, petroleum products, pentachlorophenol, PAHs, etc.) located throughout the County and has a higher percentage of cancer than compared to the state as a whole. The area also has an elevated sensitive population of women in child bearing age (40.7%). Allendale County is considered a high risk community where infants are born too soon, weigh too little and begin, and too often, live their lives with less than optimum health. "Human and experimental studies indicate that the fetus and infant are more sensitive than adults to diverse environmental toxicants, including lead, mercury, environmental tobacco smoke, polycyclic aromatic hydrocarbons (PAHs), and pesticides."<sup>5</sup> Thus, the Low Country Healthy Start Program is intervening to address these issues.<sup>6</sup>

These factors combine to make the environmental health hazards more concentrated in low-income (44.4% of Allendale County's families live in poverty) and minority neighborhoods (75.8% of Allendale County's population is minority). "Studies have documented the adverse effects that poor socioeconomic circumstances (SECs) and low income have on health and mortality across the life course. In particular, evidence suggests that the experience of socioeconomic disadvantage and poverty in childhood is associated with impaired development and poorer health status in childhood, and increased mortality and morbidity in adulthood."<sup>7</sup> Such neighborhoods also account for higher incidences of depression, asthma (53% of all emergency room visits by children in 2012 in Allendale County were due to asthma<sup>8</sup>), diabetes (14.7% in Allendale County), and heart disease (the number one cause of death in Allendale County). In addition, 35.4% of adults in Allendale County are considered obese, and, and 34.2% do not eat one serving of vegetables each day.

From the cleanup of the Shaw facility by SCRDA and the assessment of sites under the previous grant, we know that our residents have been exposed to PCE, trimethylbenzene, DDE, PCBs, arsenic, asbestos, and nitrates. What contamination the other sites hold and the impact they are having on our targeted community is concerning.

### **c. Financial Need**

*i. Economic Conditions:* With high levels of unemployment and poverty, and low median home values, the County's budget is strained. Allendale County incurred \$1.2 million unexpectedly in the cleanup from the ice storm of 2014. FEMA reimbursed \$800,000 and SC paid \$50,000. That left us with \$350,000 that had to be borrowed. We are still paying back this loan. Further the State has reduced the amount that it provides to local governments for the past several years, incurring a 28% total cut in State funding. We can never predict the overtime costs of our emergency personnel. During the train derailment last January, we incurred much overtime cost for our emergency personnel that responded. While CSX reimbursed most of our costs, we were not made whole. This translates to a struggling County government that has had to borrow money over the last two years to meet its budget, waiting until the next year's tax revenue comes in to pay back the loan. The County does not have sufficient funds available to conduct the environmental assessments and cleanup without grant assistance.

The County continues to struggle financially in large part due to the loss of major employers and jobs. Shaw Industries closed in 2001 laying off more than 100 workers; Mohawk closed in 2008 laying off 225 employees; and Whitlock closed laying off between 75 and 100 workers. The U.S. Department of Energy's Savannah River Site (SRS) borders Allendale County and has played a vital role in the economy of the County. After maintaining a relatively stable workforce of 8,000 to 10,000 employees throughout the operating history of the site, SRS employment's peaked at 25,180 in 1991, and then downsized as a result of the end of the Cold War. From 1991 to 2003, Allendale County citizens experienced a decline in income from 38% to 13.1% of total personal income. During the same period, the number of Allendale County citizens working at the site declined

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<sup>5</sup> [http://www.jstor.org/stable/3655961?seq=1#page\\_scan\\_tab\\_contents](http://www.jstor.org/stable/3655961?seq=1#page_scan_tab_contents)

<sup>6</sup> <http://scorh.net/our-services/low-country-healthy-start/>

<sup>7</sup> <http://eurpub.oxfordjournals.org/content/16/4/354.full>

<sup>8</sup> <https://www.scdhec.gov/Health/docs/Epi/asthma/Allendale.pdf>

from 26.7% to 12.6% of the County's workforce; thus, it is suspected that the overall decline in income during that period was the result of the decrease in number of citizens employed at SRS. The peak unemployment during the Great Recession was 24.1% in January of 2010.<sup>9</sup> Therefore, the goal of this grant funding is to assess environmental conditions at closed industrial sites that are most likely to be redeveloped and bring jobs to Allendale County.

*ii. Economic Effects of Brownfields:* Allendale County is the second poorest county in South Carolina. 9% of the population is unemployed, and our median household income is only \$25,252, less than half of the value for the US. Many of our people who do have employment must commute to another county, so our residents have a mean commute time of 26.7 minutes.<sup>10</sup> Over one third of the population lives in a state of poverty. Less than ¾ of our residents attain a high school degree, and a mere 15% receive a higher (college) degree, which further perpetuates the cycle of low-paying, non-professional jobs.

According to our Economic Development Director, when RRR Farms closed, approximately 20 direct jobs and 25 indirect jobs were lost. The current tax on this property is only about \$4,500. When Corbett Plywood closed, about 30-40 jobs were lost. Currently, tax of about \$1,000 is paid on this property. Newell's Recycling closure resulted in the loss of 6-8 direct jobs and 4-6 indirect jobs. Current taxes paid are about \$2,500. After burning, reopening at a new location and then closing (with about 35-45 jobs being lost), Fairfax Dimensions is taxed at about \$3,000. At the Farmer's Grain facility, the owner would like to subdivide off the portion with rail access to sell. The current tax value of the 3-5 acres that would be subdivided is currently about \$100, because it is considered agricultural property. SCDRA reports that a \$1 million investment is common, when any new industry locates in the area. With a \$1 million investment, we typically see a rise in taxes of about 4-5 times. The rise in tax value for the Farmer's Grain facility will be substantially more, because the developed portion will no longer have an agricultural tax relief. Redeveloping these sites will substantially improve our economic condition by bringing in 4-5 times more tax money and creating jobs.

## **2. PROJECT DESCRIPTION & FEASIBILITY OF SUCCESS:**

### **a. Project Description, Project Timing, and Site Selection**

*i. Project Description:* Despite the County's challenges, residents and County personnel are committed to taking an active role in bringing progress in the form of new industries and jobs, clean greenspace and parks, access to local and healthy foods, and a sense of community to their county. Efforts to revitalize the County began years ago with the Allendale County ALIVE Enterprise Community Strategic Plan. Citizens and County leaders worked together to create an economic and community development plan to improve their social conditions and quality of life. Allendale ALIVE has contributed much to the community including the following: funding to assist in reopening of the Allendale County Courthouse; funding to the Town of Allendale's Downtown Park Development; funding to the Town of Ulmer to purchase a pump for a new well; funding to start up a County transportation system; and loans to small businesses that created or saved 10 to 15 jobs. Allendale County's Comprehensive Plan of 2010 (most recent) addresses the need to seek opportunities to focus on economic and infrastructure improvements in Allendale County, specifically to revitalize the downtown and retail trade, increase industrial recruitment efforts, and to support all educational entities in the county. In order to accomplish these economic and infrastructure improvements, the County will place a high priority on projects and programs that generate and attract employment, improvements, and investments. With Allendale County ALIVE having turned its focus to working primarily on housing projects (housing rehab, renovations of rental units, and down payment assistance for first time homeowners), our brownfields program will continue to be the key effort to focus on the redevelopment of commercial and industrial properties. Funds from this grant will be used to assess the blighted properties with an emphasis on sites determined by SCRDA to be marketable to industry/business with the ultimate goal of bringing jobs back to Allendale County.

Allendale County is requesting \$400,000 to continue our brownfields program with \$200,000 dedicated to address sites with concerns of petroleum contamination and \$200,000 to address sites with potential

<sup>9</sup> <http://www.tradingeconomics.com/united-states/unemployment-rate-in-allendale-county-sc-percent-m-nsa-fed-data.html>

<sup>10</sup> [http://www.city-data.com/county/Allendale\\_County-SC.html](http://www.city-data.com/county/Allendale_County-SC.html)

hazardous substance contamination. The County has a good inventory of sites with a focus on those with rail access making them more marketable to incoming industry: Fairfax Dimension, Corbett's Plywood, RRR Farms, the Newell property (junk yard), and the Farmer's Grain site as well as the old store/gas station next to the Allendale farmer's market. Access has been obtained from the owners of Billy Young's IGA, Farmer's Grain, Fairfax Dimensions, and Newell Recycling (letters are attached.) Sites will be prioritized based upon community input, redevelopment potential, and the likelihood to create jobs and economic opportunities.

ii. *Project Timing:* Bill Robinson, a County Council member, will serve as the Brownfields Project Director and will oversee the grant activities. Mr. Robinson served as the Project Director on the previous assessment grant that ended on 9.30.15. The County has already selected a consultant through a competitive, public procurement process in accordance with the Code of Federal Regulations. Upon grant award, Mr. Robinson will establish a project team, comprised of County personnel, the SCDHEC representative, the EPA representative, and the environmental consultant and hold the first project team meeting. The project team will meet monthly, usually by conference call, to review the project's progress to ensure the objectives and schedule are met. Also, a Brownfields Task Force comprised of business, community, and neighborhood leaders will be established with its first meeting held within one month of grant award and will continue to meet quarterly to prioritize and select sites for assessment. Brownfields Task Force members will also be consulted for assistance with site access and will be asked to convey information to the community about the advantages of the Brownfields program. Mr. Robinson, with assistance from the project team and the Task Force, will lead efforts to contact and educate property owners on the benefits of the program to gain site access for assessments. Access has been obtained from the owners of Farmer's Grain, Fairfax Dimensions, Billy Young's IGA, and Newell Recycling (letters attached). We plan to prepare and finalize a Community Involvement Plan prior to starting Phase I Environmental Site Assessments (ESAs) which we expect to begin no later than month 3 and continuing to conduct them through month 24. Phase II ESAs are anticipated to start no later than month 5 and continue through month 28. As sites are assessed, cleanup and redevelopment planning will be completed in months 9 through 33. All project activities will be completed within the three-year period of performance.

iii. *Site Selection:* A preliminary inventory of brownfield sites has been identified and is noted in Section 1.a.iii above. These sites were identified with the assistance of SCDRA based on their proximity to rail, their marketability to incoming industry, and community concerns. Once funds are awarded, we will work with the community and Brownfields Task Force to set priorities for assessments based on these factors (in descending order of importance): 1) Level of perceived contamination and threat to human health and environment; 2) Potential of the site for redevelopment and job creation; 3) Relevance to revitalization efforts of the County; 4) Level of community support for a redevelopment model for the site; and, 5) Level to which redevelopment of the property will alleviate blight.

The County has contacted some property owners of sites that thought to be most marketable to industry. Continued assistance from the property owners will be critical to the success of this project. Therefore, we will work to educate property owners, developers, and realtors on the benefits of the program. Since property owners who are looking to sell or redevelop their property are going to be the most likely to participate, we will meet individually with them to gain access by explaining how the program can specifically help them.

#### **b. Task Description and Budget Table**

i. *Task Descriptions:* Allendale County is seeking funding in the amount of \$200,000 for properties with potential hazardous substance contamination and \$200,000 for properties with potential petroleum contamination. Funding will be used for community outreach, site characterization, and cleanup redevelopment planning on potential brownfield sites. Estimated costs are based on our previous grant experience.

Task 1 ~ Community Involvement: Public involvement is of vital importance to the success of this project. Because the county is so sparsely populated, we will utilize newspaper, fact sheets, radio announcements, and brochures as well as social media in our effort to solicit public input and provide information. We will again establish a Brownfields Task Force, which will include County officials, our consultants, and community partners. Quarterly Task Force meetings will be open to the public. Our consultant team will establish and

update a Facebook page, a project brochure, and an information repository. The consultant and/ or County personnel will also attend community meetings, club functions, and other community events to present project updates and solicit community participation.

\$36,500 of the total \$400,000 requested budget (\$18,250 from each funding source - petroleum and hazardous) is requested in Personnel, Travel, Supplies, and Contractual expenses to complete this task.

\$10,000 is budgeted for Personnel to support the grant by participating in project team conference calls, attending meetings and conferences, visiting sites, meeting with community members, groups, and property owners. (\$5,000 petroleum/\$5,000 hazardous)

\$5,000 has been allocated for Travel (\$2,500 petroleum/\$2,500 hazardous) for two County representatives to attend relevant conferences and training offered throughout the life of the grant. This may include the National EPA Brownfields conference, the Regional Grantees Workshop, and any other relevant brownfields assessment, cleanup, and redevelopment training.

\$1,500 has been allocated for Supplies (\$750 each petroleum and hazardous) for the purchase of items needed to successfully go into the community and clearly present project information (posters, maps, flipcharts, etc.).

\$20,000 is budgeted for Contractual expenses (\$10,000 each petroleum and hazardous). Our selected consultant has expertise in public outreach and the creation of marketing materials. The contractor will prepare a Community Involvement Plan (\$5,000), work with the County to organize and facilitate public outreach and training sessions (\$5,000); prepare and disseminate project materials, such as flyers, information sheets, and brochures (\$3,500); release project updates to the local media and on a County's Facebook page which will be established (\$1,500); and, meet with residents, property owners, and prospective purchasers to answer questions, explain the process, and discuss the benefits of participating in the grant (\$5,000).

Expected outputs for this task include attendance by County personnel at appropriate educational workshop/meetings (3); community involvement plan (1), information repository (1), Facebook page (with at least 5 updates), brochure (1), information sheets (2), articles for publication (3), brownfields task force meetings (12), public meetings (3), and meetings with property owners (5).

Task 2 ~ Site Assessment: The County's consultant will complete environmental site assessments on high priority sites. Phase I ESAs will be completed in accordance with ASTM 1527-13 and the EPA's All Appropriate Inquiries (AAI) Rule (70FR66070). The County anticipates completing at least fourteen (14) Phase I ESAs at an average cost of \$2,500 (depending on the size of the property and its complexity) for a total cost of \$35,000, including five (5) on sites with potential hazardous substance contamination (totaling \$12,500) and nine (9) on sites with potential petroleum contamination (totaling \$22,500). Phase II ESAs will be completed in accordance with ASTM 1903-11. Before the initiation of a Phase II, Quality Assurance Project Plans (QAPPs) and Health & Safety Plans (HSPs) will be submitted to both the EPA and the SCDHEC for review and approval. The County expects its consulting team to complete seven (7) Phase II ESAs at an average cost of \$25,000-\$60,000, which will again depend on the size of the property/degree of contamination being assessed and includes the costs of the QAPPs and HSPs. This includes three (3) on sites with potential hazardous substance contamination at an average cost of \$50,000 (totaling \$150,000) and four (4) on sites with potential petroleum contamination at an average cost of \$35,000 (totaling \$140,000). We also anticipated two (2) Asbestos-Containing Materials (ACM) surveys to be completed at an average cost of \$2,500 with hazardous substance funding (totaling \$5,000).

\$330,000 of the total \$400,000 requested budget (\$167,500 from hazardous substance funding; and \$162,500 from petroleum funding) is requested in Contractual expenses to complete this task. Expected outputs for this task include Phase I ESAs (14), Phase II ESAs (7), Generic QAPP (1), Site-specific QAPP (7), HSPs (7), and ACM Surveys (2).

Task 3 ~ Cleanup Planning: Following site assessments, where the nature and extent of contamination has been delineated, cleanup planning can begin for those high priority properties. Cleanup planning will take place in the form of Analysis of Brownfields Cleanup Alternatives (ABCA) document(s). With the ABCA, the

consulting team will contrast and compare different methods of addressing site contamination -- from no action to implementation of institutional controls and removal and disposal of soil contaminants to innovative remediation designs. The remedial technique will also be compared against non-technical factors, such as ease of implementation, cost, and public input. Approximately seven (7) ABCAs will be developed over the course of the project at a cost of approximately \$4,000 per document for a total cost of \$28,000, including three (3) on sites with hazardous substance contamination (totaling \$12,000) and four (4) on sites with petroleum contamination (totaling \$16,000). An additional \$5,500 is budgeted for consultant expenses related to community meetings and meetings with potential developers to discuss cleanup options and remedial plans (\$2,250 for hazardous substance funding; \$3,250 for petroleum funding).

\$33,500 of the total \$400,000 requested budget (\$14,250 from hazardous substance funding; and \$19,250 from petroleum funding) is requested in Contractual expenses to complete this task. Expected outputs for this task include ABCAs (7).

ii. *Budget Table:* The proposed budget for the hazardous substance and petroleum funding for this project is summarized in the following table. The estimates are based upon our expenses incurred and experience in our previous grant.

Budget Categories	Project Tasks (Hazardous)				Project Tasks (Petroleum)			
	Task 1	Task 2	Task 3	Total Haz	Task 1	Task 2	Task 3	Total Petrol
Personnel	\$3,704			\$3,704	\$3,704			\$3,704
Fringe Benefits	\$1,296			\$1,296	\$1,296			\$1,296
Travel	\$2,500			\$2,500	\$2,500			\$2,500
Supplies	\$750			\$750	\$750			\$750
Contractual	\$10,000	\$167,500	\$14,250	\$191,750	\$10,000	\$162,500	\$19,250	\$191,750
<b>Total</b>	<b>\$18,250</b>	<b>\$167,500</b>	<b>\$12,000</b>	<b>\$200,000</b>	<b>\$18,250</b>	<b>\$170,747</b>	<b>\$12,000</b>	<b>\$200,000</b>

c. **Ability to Leverage:** Allendale County works closely with the SC Department of Commerce (DOC) when recruiting industry. DOC offers income tax credits (SC's corporate income tax rate is 5%) and sales tax exemptions (SC's state sales tax rate is 6%). Often, withholding tax refunds and grants are provided as incentives. Letter from DOC is included. The amount of assistance that DOC offers is determined by the amount of investment the incoming industry is making and the number of jobs that are being created. SCRDA notes that, generally, DOC offers a minimum of \$50,000 to assist with any aspect of landing the industry. For example, after completing the environmental cleanup (utilizing an EPA Brownfields Cleanup Grant for a portion of the costs) of the Old Shaw Facility, SCDRA, the owner, obtained \$150,000 to put on a new roof on the building to make it attractive to businesses. The County will leverage DOC's assistance with the brownfields project's ability to pay for the necessary environmental assessments to attract businesses to locate on brownfields sites.

With a \$50,000 US Department of Agriculture (USDA) grant, the Town of Allendale acquired property and started a Farmer's Market to include sheds for vegetable/fruit displays, a fountain, an outdoor stage, and landscaping. The Town hired a full time manager and 2 part-time assistants. The Town recently received another \$66,900 grant to make the Farmer's Market mobile, so that the fruits and vegetables can be sold across the County, not just in the Town of Allendale. The Town now wishes to acquire the three parcels surrounding the one that the Town owns to expand the market. Two of the three were residential in past use, but one is the old Billy Young's IGA and gas station on which a Phase I and asbestos survey were performed with funding from our previous grant. We hope to complete a GPR survey and Phase II on this site, so that the Town can acquire the property and convert the building into a commercial kitchen with refrigeration units for the farmers.

In April of 2015, Allendale County became a part of a Promise Zone. Promise Zones are high poverty communities, where the federal government partners with local leaders to increase economic activity, improve educational opportunities, leverage private investment, reduce violent crime, enhance public health and

address other priorities identified by the community. The whole county is included. With this designation, Allendale County will be able to build on the funding from this grant to create jobs, increase economic activity, leverage private capital, and/or increase educational opportunities. A Promise Zone Certification is attached.

Potential employers, businesses, and other purchasers of property are also eligible to utilize liability protections (covenant not to sue for existing contamination, contribution protection, and third party liability protection) and tax credits established through the South Carolina Brownfields/Voluntary Cleanup Program, as long as they are not responsible for any existing contamination found on the property. This program allows non-responsible parties who have entered into the voluntary cleanup program to leverage various financial incentives, including income tax credit for expenses incurred by a taxpayer in cleaning up a site up to \$150,000, jobs tax credit in the amount of an additional \$1,000 to established job tax credit, property tax exemption with County concurrence, and fees in lieu of property taxes with a \$1 million threshold minimum. Entering into the Voluntary Cleanup Program also enables them to leverage the resources of the state's EPA Brownfields Cleanup Revolving Loan Fund, which can provide low interest loans and grants (local governments and non-profits) for the cleanup of brownfield sites.

### **3. Community Engagement and Partnerships**

#### **a. Plan for Involving Targeted Community & Stakeholders; and Communicating Project Progress**

*i. Community Involvement Plan:* Active community involvement to revitalize the County began years ago when residents came together to plan for future growth with the Allendale County ALIVE Enterprise Community Strategic Plan. Citizens and County leaders worked together to create an economic and community development plan to improve their social conditions and quality of life. While Allendale County ALIVE has turned its focus to working primarily on housing projects, it is still a vital part of bettering the lives of citizens of Allendale County. In addition, the community was actively involved in the development of the *Allendale County Comprehensive Plan* published in January 2010 (most recent). The County and the University of South Carolina Salkehatchie Leadership Institute solicited community concerns, needs, and ideas throughout the process. The County leveraged these successful initiatives to engage the community in the past brownfields project and will continue to do so with funding from this grant.

A Brownfields Task Force made up of representatives of community organizations successively steered the previous brownfields grant project, so a Task Force will be established again. It will include representatives from six neighborhood associations, Anne Rice, a dedicated community volunteer who is the retired director of the USC Salkehatchie Leadership Institute and former chairperson of Salkehatchie Arts, Dr. Ann Carmichael, Dean of USC Salkehatchie, Wilbur Cave, Executive Director of Allendale Alive, and Lottie Lewis, the director of Eat Smart, Move More, Allendale. Letters of Support are included. The Task Force which will meet on a quarterly basis will be open to any community member who desires to attend regardless of whether he/she is an appointed member of the Brownfields Task Force. The Task Force will have the following functions: 1) guide the selection of sites for environmental assessment based priorities listed in 2.a.iii; 2) listen to community members for feedback and input – successes and concerns - to ensure that the project moves in accordance with community interests and needs; 3) promote the benefits of the project to property owners and developers; and, 4) communicate project updates and success stories to the community.

The Task Force will be an essential tool for our community outreach efforts. However, our team will also meet with and engage civic clubs and other community groups when the Brownfields Task Force identifies a need or a community member requests a meeting. We will prepare outreach and promotional materials to be distributed at meetings, via mail, newspapers, and *The Allendale Sun* – an on-line newspaper. Public meetings and other significant events will be advertised in the local weekly newspaper, *The People-Sentinel*. For redevelopment planning activities, we will continue to work with the Brownfields Task Force to conduct workshops and/or visioning sessions to fully engage the community in the cleanup and redevelopment planning process.

Our community engagement activities will be guided by a written Community Involvement Plan (CIP) that will be publically available at the County Office and at the Allendale County Library located 297 North Main Street in Allendale. The CIP will be developed with community input and, in addition to providing the information

discussed above, will ensure that the County seeks and obtains public input on the assessment process and key decisions.

*ii. Communicating Progress:* In order to reach all of the different social, economic, educational levels and age groups within the community, a variety of methods will be employed during implementation of the brownfields program to keep them apprised of project progress, including updates to County Council, newspaper press releases, written hard copy information sheets, establishment and updates to a Facebook Page, and news announcements on local radio stations. Sign-in sheets will be utilized at all Brownfields Task Force meetings and all community meetings to obtain contact information – telephone number, mailing address, and email address so that individuals can be contacted by the appropriate mechanism. In that six neighborhood associations will participate in the Brownfields Task Force, their representatives will communicate and engage with those in their communities. Also, contact information for all members of the project team will be provided to attendees of Brownfields Task Force and community meetings. Marketing materials describing the benefits of participating in the brownfields program (both as a property owner and prospective purchaser) will be created and distributed across the County at local places of business and churches to invite participation and spread the word that funds are available to assist with economic development. These outreach methods should accomplish our goal of communicating progress; however, modifications will be made if needed to ensure we are reaching our targeted community.

English is the predominant language in our community, but should language barriers arise, we will use translators to assist in providing information with non-English speaking residents.

#### **b. Partnerships with Government Agencies**

##### *i. Local/State/Tribal Environmental Authority:*

The South Carolina Department of Health and Environmental Control (SCDHEC) is the agency responsible for the State brownfields and voluntary cleanup programs. SCDHEC will continue to assist with site eligibility determinations; the technical review of assessments, site-specific work plans, cleanup plans (ABCAs); and development of brownfields Voluntary Cleanup Contract (VCC) agreements. A SCDHEC letter from the Land and Waste Management Bureau, which includes the Brownfields Program, is attached.

##### *ii. Other Governmental Partnerships*

EPA Region 4 – As the funding agency, the EPA and the regional Project Officer will have significant involvement in the project. We will work with the EPA to ensure all work is completed in accordance with the terms and conditions of the grant and that all objectives of the Work Plan are met in a timely manner.

The Low Country Public Health Office located in Charleston (public health entity serving Allendale County) will provide assistance to citizens who have concerns about brownfields properties by answering questions regarding the health effects of hazardous substances in the environment. A letter of support is attached.

USDA – The County will continue to partner with the USDA to secure more resources to improve and expand the Farmer's Market.

SC Department of Commerce – The County will leverage the incentives and funding available from the SC DOC to assist in the marketing of sites to prospective industries and bringing jobs to the County. Letter is included.

Southern Carolina Regional Development Alliance – The SCRDA will continue to assist the County in economic development efforts and, specifically, with the marketing and redevelopment of brownfields sites to attract industries to the County.

In that the towns of Allendale County are small and without the resources to manage an EPA Brownfields Program, they are supporting Allendale County's grant and agree to help identify sites and work with property owners to obtain access within their townships. See attached letters of support from the Mayors of the Towns of Allendale, Fairfax, Sycamore, and Ulmer.

#### **c. Partnerships With Community Organizations**

Provided below is a list of Community-based Organizations that support and are involved in the project.

Community Group	Description	Support for the Brownfield Project Letters are provided
Sugar Hill/Flat Street Neighborhood Association Frank Lewis, Chairman	Group of residents or property owners who advocate for or organize activities within the its neighborhood to improve the quality of life and enhance the local community	Serve on Brownfields Task Force
Razor Road/Roosevelt Heights Neighborhood Association; William Gillyard, Chairman	Group of residents or property owners who advocate for or organize activities within the its neighborhood to improve the quality of life and enhance the local community	Serve on Brownfields Task Force
Fairfax CARE Neighborhood Association Vickie Cooper, Chairman	Group of residents or property owners who advocate for or organize activities within the its neighborhood to improve the quality of life and enhance the local community	Serve on Brownfields Task Force
Pond Achievers Neighborhood Association William Green, Chairman	Group of residents or property owners who advocate for or organize activities within the its neighborhood to improve the quality of life and enhance the local community	Serve on Brownfields Task Force
Salkehatchie Neighborhood Association Murlene Ennis, Chairman	Group of residents or property owners who advocate for or organize activities within the its neighborhood to improve the quality of life and enhance the local community	Serve on Brownfields Task Force
Appleton Neighborhood Watch Ruth Ann Hines, Chairman	Group of residents or property owners who advocate for or organize activities within the its neighborhood to improve the quality of life and enhance the local community	Serve on Brownfields Task Force
Lower Savannah River Alliance	Non-profit organization with a mission to facilitate and implement opportunities for the development and enhancement of nature based businesses within the Lower Savannah River Region which includes Allendale County	Identify sites for assessment
Eat Smart Move More Allendale County	Initiative to encourage, promote, and educate the community on healthy eating and physical exercise	Serve on Brownfields Task Force
USC Salkehatchie	Local branch of the University that partners with the County to improve the quality of life for all citizens in the region	Serve on Brownfields Task Force
Anne Rice	Retired director of USC Salkehatchie Leadership Institute, Former chairperson of Salkehatchie Arts, & active community leader	Serve on Brownfields Task Force
Allendale Alive	Non-profit organization with mission of community revitalization	Serve on Brownfields Task Force

**4. Project Benefits**

**a. Health and/or Welfare and Environmental Benefits**

*i. Health and/or Welfare Benefits:* Our main goal is to bring more jobs to Allendale County which will improve the significant poverty in our community. We want to prepare sites for industry to locate in our County. We will focus grant funds on sites that are attractive to industry (such as parcels with access to rail). We will conduct Phase I and II ESAs and asbestos and lead paint surveys on sites; this work will clarify environmental concerns so that this issue will not be a stumbling block in bringing industry to these sites. Some sites that we will consider include an old junkyard, where cars were smashed, potentially releasing petroleum products, acid and lead from batteries, other heavy metals, etc. to soil and groundwater; two grain and farming supply operations, where there is the possibility of spills from fertilizers, herbicides, pesticides, and petroleum products; and, two wood-related industries that were operational when wood was treated with chromium arsenic mixtures, pentachlorophenol, and creosote. Assessing these sites will allow us to take the necessary action to protect the health and mitigate potential exposures of future workers, thus ensuring the site is safe for the intended reuse.

The site that is an exception to this focus is the old Billy Young’s IGA/gas station site. We conducted a Phase I ESA on this property with our previous grant funds and know that it needs a Phase II ESA since we believe the underground storage tank is still present. Unfortunately, we ran out of money and could not conduct the Phase II. This site is adjacent to our successful Farmer’s Market. The Town of Allendale would like to acquire the site to expand the Farmer’s Market and make a commercial kitchen for canning and preserving fruits and

vegetables and add refrigeration units so that our farmers may leave produce there overnight. Considering the obesity, diabetes, and lack of intake of vegetables by the people of our community, an expanded Farmer's Market will provide more fresh fruit and vegetables to our people and help improve the many health problems that we experience in Allendale County. Additional income created by more jobs will allow our citizens to seek health care earlier in the disease process, rather than waiting until the health issue is a crisis. Early intervention will make us a healthier community. Our goal with this grant is to improve the lives of our citizens – bring jobs and provide healthful food.

*ii. Environmental Benefits:* Properties will be assessed to determine their potential for (Phase I) and extent of (Phase II) any contamination on-site. If assessments confirm contamination above regulatory standards, remediation and cleanup planning can begin. Most of the proposed brownfields sites are former manufacturing or industrial facilities that may have contributed to soil, groundwater, surface water, and/or air pollution. Potential contaminants on these sites include petroleum constituents, volatile and semi-volatile organic compounds, PAHs, heavy metals, pesticides, and herbicides. The assessment and cleanup planning conducted under this project will begin the step to control exposures to the contamination. This will help improve the air, soil, groundwater, and surface water throughout the County. For example, our previous grant resulted in the discovery of friable asbestos in the old Whitlock facility that is now being addressed by SCDHEC; nitrate contamination was found in the groundwater at the Whitlock site and can now be monitored to ensure that it does not spread to our public drinking water wells; and the presence of asbestos was confirmed in the old DSS building and old jail which can now be dealt with appropriately when the buildings are renovated or demolished. The following specific environmental outcomes are anticipated as these properties are put back to viable reuse: reducing the migration of contaminants from stormwater runoff from brownfield sites; reducing auto-dependence, air emissions and fuel consumption by bringing industries and jobs closer to residents and reducing their commute times; reducing development pressure on nearby greenspace by reusing existing sites and infrastructure.

**b. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse**

*i. Policies, Planning, and Other Tools:* Allendale County has outlined sustainability goals in its Comprehensive Plan, such as the use of "best management practices" and supporting policies and programs that foster energy and water conservation, storm water management, and reduced solid waste generation. In line with these goals, the County is committed to fostering the beneficial reuse of existing sites when possible. The infill of these properties is a critical aspect of our economic development and job creating efforts. Once the environmental concerns are addressed, many of these sites will be attractive locations for industry due to the existing electrical utilities, water, sewer, roadways, and rail readily available for reuse. The redevelopment of these sites will relieve pressure on the County to continue to extend utilities and infrastructure further from existing developed areas and residential communities, which increases county expenses, commute times, dependence on automobiles, and emissions from vehicles.

*ii. Integrating Equitable Development or Livability Principles:* This assessment grant will help Allendale County successfully utilize the seven strategies defined by the EPA to create a healthy, equitable, and sustainable community as follows: 1) Facilitate Meaningful Community Engagement in Planning and Land Use Decisions – involving community organizations and local towns as we did in previous assessment, and now including our newly formed neighborhood associations (six have been recently formed) at the inception of this brownfields program will ensure properties are being selected and assessed to best meet the affected community's needs; 2) Promote Public Health and a Clean and Safe Environment – assessing and eventually cleaning up lingering environmental contamination on brownfield properties will remove the immediate exposure hazards; 3) Strengthen Existing Communities – investing funds to expand our farmer's market and readying sites for industrial occupancy will reduce our poverty and thus improve our health; 4) Provide Housing Choices – increasing the income of our people will allow them to fix up their homes and open opportunities for more home ownership; 5) Provide Transportation Options – Attracting industry to brownfields sites will bring more local jobs and reduce the commute time of almost 30 minutes for those who are employed; 6) Improve Access to Opportunities and Daily Necessities – as industry comes in and poverty decreases, we will have

more money to buy healthy foods and obtain health care; ultimately, property values will rise and home ownership will increase; and we will be able attract businesses and stores; and 7) Preserve and Build on the Features that Make a Community Distinctive – including the community in the decision making process will ensure that our heritage will be preserved.

**c. Economic and Community Benefits (long-term benefits)**

i. *Economic or Other Benefits:* Attracting businesses to the available industrial buildings and to the abandoned facilities will improve the financial state of the County and its residents. With the severe unemployment conditions, the County most importantly needs to attract businesses that offer well-paying jobs for the community. Income allows community members to attain more education, seek better health care, eat healthier foods, etc. Increased employment will also strengthen the County's tax base, thus allowing for more funds to improve amenities in the County. According to the Director of Economic Development for Allendale County, a new industry in Allendale County brings 50 to 60 jobs on average and increases the tax base by \$50,000 to \$75,000. Therefore, if the County is able to attract industry to the five high-priority sites identified, our community may realize 250 to 300 new jobs and an increased tax base of \$250,000 to \$375,000, significant numbers for our deprived area. In addition, the redevelopment of brownfield properties has a positive effect on neighboring property values. Based on the EPA's historical numbers for the Brownfields Program, property values around redeveloped brownfields generally increase between 2 and 3 percent. Plus, the County expects to leverage over \$18 per dollar expended on assessment, which directly translates into over \$7 million and 30 jobs.<sup>11</sup>

A good example of the benefits of EPA Brownfields Assessment Grants is the redevelopment of one of the old Shaw facilities that was assessed by the previous grant. With a \$58,000 investment from the previous grant, the Allendale Correctional Worship Center (ACWC), a 501(c) 3 organization, acquired the site. ACWC's purpose is to train men leaving the prison in Allendale for jobs, if they wish to stay in the Allendale area. ACWC has invested about another \$50,000 and is leasing a 62,000 square foot building on the property to Allendale-Fibertech for light manufacturing, warehousing, and offices in support of its nearby weaving facility. Four of the former inmates are working at Fibertech. ACWC has also developed a Sustainable Living class that it is offering to the newly released men, and 24 are enrolled. Other programs are being explored including putting a weather station on the grounds to teach the men how to predict weather for farmers using satellites, how to produce honey from the 16 beehives on the property, and how to grow vegetables for the Farmer's Market in a wicking bed garden recently installed with grant funds from the United Way. Thus, redevelopment of this site is attracting additional investment, creating jobs, educating and training our local workforce, creating opportunities, and improving the lives of our community members.

ii. *Job Creation Potential: Partnership with Workforce Development Programs:* The county does not currently have an EPA Brownfields Job Training program, nor is there one in the immediate area. We will work with potential developers, cleanup contractors, and industries locating on brownfield sites to connect them with the local Workforce Development Board and attempt to otherwise facilitate local hiring. We will also encourage our consultant to use local contractors, when available, rent equipment and buy supplies locally, if possible.

**5. Programmatic Capability and Past Performance**

**a. Programmatic Capability**

Mr. William (Bill) Robinson, Director of Economic Development for Allendale County for SCRDA, will again take the lead as project director. He will manage this project and supervise the project team. Mr. Robinson is a member of county council and a life-long resident of Allendale. Mr. Robinson brings over 30 years of industrial work experience, in addition to his ten (10) years of working in the economic development arena. He served as the Project Director for the full three (3) year period of Allendale County's previous EPA Brownfield Grant Program (10.1.12 to 9.30.15). Mr. Robinson will be assisted by the Interim Administrator & Finance Director, JoAnn Hill, who has worked with the County for almost 40 years, 35 of those years as Assistant Administrator

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<sup>11</sup> EPA Brownfields Benefits Postcard: <http://www.epa.gov/brownfields/overview/Brownfields-Benefits-postcard.pdf>; October 2011.

and Finance Director. She has been involved in the financial management of all the grants received by Allendale County, including the previous EPA Brownfields Assessment Grant during her tenure. In order to complete the technical aspects of the project, the County hired a consultant that is experienced in brownfields assessment and redevelopment. In October 2015, the County released a competitive, public Request for Qualifications (RFQ) for firms to provide brownfield consulting services following procedures in compliance with 2 CFR 200 and EPA's rule at 2 CFR 1500 for the procurement process. The County evaluated the three responses received and selected the firm deemed most qualified. A contract will be negotiated with the firm once the County is notified of the grant award. Mr. Robinson will be responsible for overseeing the consultant. The County has systems in place to replace key staff, if needed, and to procure additional consulting/contractor services.

**b. Audit Findings**

Allendale County has not received adverse audit findings relative to the administration of any grants. The most recent audit was performed in December 2014 by McGregor & Company, LLC. One is underway now.

**c. Past Performance and Accomplishments**

*i. Has Received an EPA Brownfields Grant:* The County received an EPA Brownfields Assessment Cooperative Agreement (BF-95499412-0) from October 1, 2012, to September 30, 2015.

1. Compliance with Grant Requirements: Allendale County complied with its work plan, schedule, and terms and conditions of its cooperative agreement. All quarterly reports were submitted timely as well as other grant deliverables. ACRES was updated appropriately. No funds remained at the end of our grant period.

2. Accomplishments:

The outputs of this grant include the following:

- Community Involvement Plan
- Number of Brownfield Task Force Committee Meetings Held – 6
- Number of Community Meetings – all Brownfields Task Force Meetings were open to the public
- Quantity of Outreach Materials Distributed - 200 project brochures (Appendix A)
- Information Repository in County Administration Building Hall
- Project Team Conference Calls - 14
- Preparation of Generic QAPP
- Preparation of Site-specific QAPPs – 2 (Former Shaw Industries Site, 890 Revolutionary Trail, Allendale; Whitlock Combing Site, 5600 Highway 125 West, Allendale)
- Phase I ESAs – 7 (Allen's Garage; Billy Young's IGA; Old DSS Building; Old Jail; Shaw Industries on Revolutionary Trail; Village Inn; Whitlock Combing)
- Phase II ESAs – 2 (Shaw Industries on Revolutionary Trail; Whitlock Combing)
- Asbestos Surveys – 5 – (Billy Young's IGA; Old DSS Building; Old Jail; Village Inn; Whitlock Combing)
- Close-out Report

The outcomes of this grant include the following:

- Number of Attendees at Meetings – approximately 10 at Brownfields Task Force Meetings
- Acreage Assessed by Phase I ESAs: 0.68 acres – Allen's Garage; 0.17 acres – Billy Young's IGA; 0.2 acres - Old DSS Building; 0.2 acres – Old Jail; 55 acres – Former Shaw Industries Site; 0.95 acres – Village Inn; 195.1 acres- Whitlock Combing Site
- Acreage Assessed by Phase II ESAs: 55 acres – Former Shaw Industries Site; 115 acres – Whitlock Combing Site
- Redevelopment – The Former Shaw Industries site has been redeveloped by the Allendale Correctional Worship Center (ACWC). On this site, ACWC provides various job opportunities and training to men getting out of prison who wish to remain in the Allendale area. It also provides some temporary housing the men.

All outputs and outcomes were recorded in ACRES.



Catherine E. Heigel, Director

*Promoting and protecting the health of the public and the environment*

December 2, 2015

Ms. Jo Ann Hill, Interim Administrator & Finance Director  
Allendale County  
Post Office Box 190  
Allendale, South Carolina 29810

RE: EPA Brownfields Grant Community-Wide Assessment Grant Application  
Allendale County - Hazardous and Petroleum Substances

Dear Ms. Hill:

The South Carolina Department of Health and Environmental control, the State's environmental authority, fully supports Allendale County's application for a community-wide Brownfields Assessment Grant.

Allendale County plans to focus on industrial sites to prepare them for new industries that can bring jobs to the County. We support the County's efforts to identify properties for cleanup and redevelopment to benefit the community. If the grant is awarded, the Department will continue to provide technical assistance to Allendale County as it works to cleanup and redevelop Brownfields sites in their community.

The Department appreciates EPA's consideration of the application and hopes for a favorable outcome that will assist Allendale County 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.

Sincerely,

Daphne Neel, Chief  
Bureau of Land and Waste Management  
Environmental Quality Control

cc: EPA Region 4  
Christine Sanford-Coker, Director, Lowcountry EQC Region  
Robert Hodges, Manager, Brownfields Program

# Government Partner Letters



Catherine E. Heigel, Director

*Promoting and protecting the health of the public and the environment*

November 30, 2015

Ms. Jo Ann Hill, Interim Administrator & Finance Director  
County of Allendale  
526 Memorial Avenue  
Post Office Box 190  
Allendale, South Carolina 29810

Dear Ms. Hill:

On behalf of the South Carolina Department of Health and Environmental Control (DHEC), we are pleased to provide this letter of support to Allendale County for a U.S. Environmental Protection Agency Brownfields Assessment Grant.

Allendale County will be instrumental in returning unused and/or underutilized Brownfield properties back into productive use. Recycling and infilling properties has benefits for the community far exceeding just the tax revenue increases. Redevelopment of potentially contaminated properties removes blight and health hazards from the community.

DHEC is committed to promoting health and protecting the environment. Redevelopment of industrial sites enhances the environment, reduces potential health hazards and contributes to increased community prosperity. We are pleased to support this grant application and we are available for any inquiries or questions that you may have.

Sincerely,

Nicholas Davidson, MS, MA, CPM  
Public Health Director  
Lowcountry Public Health Region  
843-812-6595 (mobile)  
davidsne@dhec.sc.gov

# Town of Ulmer

December 9, 2015

Ms. JoAnn Hill  
Interim Administrator  
County of Allendale  
Post Office Box 190  
Allendale, South Carolina 29810

RE: EPA Brownfields Assessment Grant

Dear Ms. Hill:

The Town Ulmer is most appreciative and supportive of your efforts to apply for another USEPA Brownfields Assessment Grant. We need to get our old industrial sites assessed, cleaned up, and redeveloped to bring industry and jobs back to Allendale County.

I am happy to assist in identifying closed facilities or other sites that we suspect to have environmental contamination and in negotiating access agreements with property owners that I know throughout the County.

Please let me know if I can provide any other assistance and the best of luck in this endeavor.

With best regards,



Ervin M. Mathias  
Mayor

December 9, 2015

Ms. JoAnn Hill  
Interim Administrator  
County of Allendale  
Post Office Box 190  
Allendale, South Carolina 29810

RE: EPA Brownfields Assessment Grant

Dear JoAnn:

As the Mayor of Allendale, I fully support you in applying for a USEPA Brownfields Assessment Grant for our County. We are all aware of the many closed facilities here that need to be addressed. I am most interested in completing the work that was begun (prior to funds running out) on the old Young's store and gas station. It is adjacent to our Farmer's Market which we hope to expand. We did not have enough funding to complete a Phase II site assessment, and we believe that the old tank is still in the ground.

I will happily assist the County in identifying other sites that need assessment and working with property owners to get access to do the work.

Thank you for your work.

Sincerely yours,

Ronnie Jackson  
Mayor



**Town of Fairfax**  
**537 Allendale Fairfax Highway**  
**Fairfax, SC 29827**

December 9, 2015

Ms. JoAnn Hill  
Interim Administrator  
County of Allendale  
Post Office Box 190  
Allendale, South Carolina 29810

RE: EPA Brownfields Assessment Grant

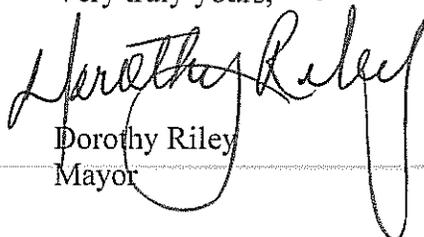
Dear Mrs. Hill:

Thank you for pursuing a second EPA Brownfields Assessment Grant for our County. The Town of Fairfax is most supportive of your efforts. We have seen the success of grant funds which assessed the old Shaw facility on Revolutionary Trail in Fairfax prior to its acquisition and occupancy by the Allendale Correctional Worship Center. The work that is being done there to train men leaving prison and entering the workplace is very beneficial to our Town, County, and State.

I look forward to working with the County in identifying sites that need environmental assessment and helping the County obtain access to these sites. I know that the Fairfax Dimensions site is one in our Town that we would like to see addressed.

Please let me know if there is anything else that I can do at this time.

Very truly yours,

  
Dorothy Riley  
Mayor

Town of Sycamore  
Post Office Box 8  
Sycamore, South Carolina 29846-9999

December 10, 2015

Ms. JoAnn Hill  
Interim Administrator  
County of Allendale  
Post Office Box 190  
Allendale, South Carolina 29810

RE: EPA Brownfields Assessment Grant

Dear JoAnn:

As the Mayor of Sycamore, one of four towns in Allendale County, I heartily endorse and support the County's Application for a second United States Environmental Protection Agency Brownfields Assessment Grant. We have seen first-hand the benefit of these grant funds which provided assessment funding, the first step in a process of getting an old garage in our Town demolished.

I am pleased to support the grant by assisting in the identification of problematic sites that need environmental assessment and in working with property owners to obtain access for the work.

Thank you for your continuing efforts to improve our County.

Sincerely,



Michael Allen  
Mayor

# LETTERS OF SUPPORT



December 16, 2015

Ms. JoAnn Hill  
County of Allendale  
P. O. Box 190  
Allendale, SC 29810

Dear Ms. Hill,

On behalf of the Lower Savannah River Alliance, I would like to extend our support of Allendale County's application to EPA for a Brownfield's Grant. This Grant will help identify and clean sites with environmental issues that are detrimental to the health of citizens of the county and to redevelopment efforts of our county.

The Lower Savannah River Alliance represents seven counties in South Carolina and Georgia. We are a nonprofit organization with a mission to implement and facilitate opportunities or the development and improvement of nature based businesses within the Lower Savannah River region encompassing Allendale, Hampton, Barnwell and Jasper Counties in South Carolina; and Screven, Effingham, Burke Counties in Georgia. We are revitalizing the old S.C. Welcome Center into a Nature Education Center. The center is conveniently located on US 301 between Allendale and the Savannah River. We have opened an Educational Greenway, nature trail, on the old abandoned 301 roadbed that extends over the Savannah River Swamp and ends on the Old Savannah River swing bridge.

The Alliance has worked with Allendale County to bring development to this region that has some of the highest unemployment in the nation. We are proud of the successes over the last several years in bringing development to the county. Our recent efforts to make the Lower Savannah River Region a destination for tourist will be enhanced by Allendale County's identifying and cleaning sites with environmental concerns. The Lower Savannah River Alliance will work with Allendale County to identify sites with environmental problems for assessment. Please except this letter of sponsorship for Allendale County as a recipient for a Brownfield's Grant.

Sincerely,

Steve Baxley, Chairman  
Lower Savannah River Alliance, 803 686 1611



611 Mulberry Street, Bldg B  
Allendale, SC 29810  
PO Box 252  
(P) 803.584.3600  
(F) 803.584.0700  
[wcave@acalive.net](mailto:wcave@acalive.net)  
Mark Lott, Board Chair  
Wilbur Cave, Executive Dir.

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December 11, 2015

JoAnn Hill, Interim County Administrator  
Allendale County  
PO Box 190  
Allendale, SC 29810

Re: Brownfields Community Wide Assessment Grant Application

Dear Ms. Smith:

Allendale County ALIVE, Inc. supports the county's efforts to apply for a Brownfields Assessment Grant. It is my understanding that the grant will address rehabilitation of properties that are abandoned, dilapidated and underused and will improve the quality of life in our community. The rehabilitation of these properties will enhance the community's chances to recruit new industry and create jobs.

I will be glad to serve as a member of a Brownfields committee where I and others can provide direction on implementing this and future grants.

Please contact me if I can be of any additional support.

Sincerely,

Wilbur Cave

Anne P. Rice  
756 Water Street  
Allendale, S.C. 29810

December 14, 2015

Ms. Joanne Hill  
Interim Administrator & Finance Director  
Allendale County  
P.O. Box 190  
Allendale, SC. 29810

Dear Ms. Hill:

I strongly endorse and support Allendale County's application for the EPA Brownfields Assessment Grant. As a member of the task forces for previous Brownfield Grants, I understand the importance of getting contaminated properties assessed so that they can be cleaned up and used for economic development for our poor rural county. I think that our county and region have a good track record for redeveloping former brownfield areas and hope that this grant will afford us the opportunity to continue in these efforts

As Executive Director of the USC Salkehatchie Leadership Institute for 14 years, I was involved in quite a few communities, county and regional development projects. Since I retired in 2013, I have continued to be involved and have served on many boards. Though I am stepping back from a lot of boards, I would be willing to serve on the community board for this grant because I think it is very important for Allendale County.

I hope that EPA will view this application in a positive way and provide Allendale County with this funding that is greatly needed. Please let me know if I can be of any other assistance.  
Thanks.

Sincerely



Anne P. Rice

## EAT SMART MOVE MORE ALLENDALE COUNTY

December 15, 2015

Ms. JoAnn Hill  
Interim Administrator  
County of Allendale  
Post Office Box 190  
Allendale, South Carolina 29810

RE: EPA Brownfields Assessment Grant

Dear Ms. Hill:

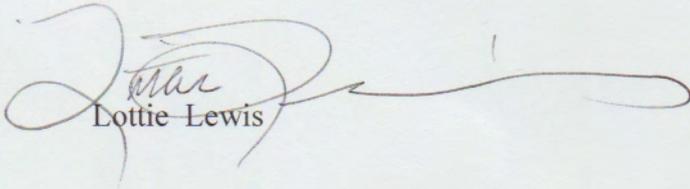
Eat Smart Move More Allendale (ESMMA) is an extension of the Salkehatchie Healthy Communities Collaborative that no longer exists.

ESMMA is working with the Complete Street initiative to encourage, promote, and educate the community on healthy eating and physical exercise.

ESMMA supports Allendale County on your endeavor to apply for the EPA Brownfields Assessment Grant. We are most interested in getting the Billy Young's IGA store and gas station assessed because we would like to expand our Farmer's Market to that space.

I have served on the Task Force during the last grant and will happily do so again.

Sincerely,

  
Lottie Lewis



UNIVERSITY OF  
**SOUTH CAROLINA**  
SALKEHATCHIE

Office of the Dean

December 14, 2015

Ms. JoAnn Hill, Interim Administrator  
County of Allendale  
P.O. Box 190  
Allendale, S. C. 29810

Dear Ms. Hill:

USC Salkehatchie is a regional campus of the University of South Carolina with campuses located in Allendale and Colleton Counties. As an institution of higher education, we provide educational opportunities for citizens in the communities we serve and to a broader audience including national and international citizens. As part of these rural communities, the University serves as the economic engine for Allendale County and surrounding areas. We work with the county, municipalities, and others in their endeavors to bring about positive change for local citizens.

On behalf of USC Salkehatchie, I support this application to EPA for a Brownfields grant to identify sites with environmental issues that are impeding the progress of economic development in Allendale County. This effort is an essential first step in making this county more attractive for prospective businesses and industries.

In support of this effort, I will be happy to serve on the Brownfields Task Force, if needed. USC Salkehatchie is pleased to endorse this application as a means of making positive changes for our community and improving the environment for our citizens.

Sincerely,

Ann C. Carmichael  
Dean

December 15, 2015

Ms. JoAnn Hill  
Interim Administrator & Finance Director  
Allendale County  
Post Office Box 190  
Allendale, SC 29810

RE: US Environmental Protection Agency Brownfields Assessment Grant

Dear Jo Ann:

Our neighborhood association, Appleton Neighborhood Watch, is pleased to know that Allendale County is applying for an EPA Grant. We need to sample those sites that are closed and may be contaminating our soils, air, and water. We support your work and are happy to serve on your Brownfields Task Force.

Thank you.

Very truly yours,



Ruth Ann Hines  
Chairman

December 17, 2015

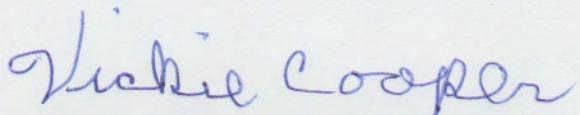
Ms. JoAnn Hill  
Finance Director  
Allendale County  
Post Office Box 190  
Allendale, SC 29810

RE: EPA Assessment Grant

Dear JoAnn:

Our neighborhood association, Fairfax CARE, heartily supports your work in applying for the EPA grant to work on the old closed business sites in Allendale County. That is what we are about – Improving Allendale County. Thank you for applying for this grant. We will help any way we can and will serve on your task committee.

Sincerely,



Vickie Cooper, Chairman  
Fairfax CARE Neighborhood Association

December 16, 2015

Ms. JoAnn Hill  
Interim County Administrator  
County of Allendale  
Post Office Box 190  
Allendale, South Carolina 29810

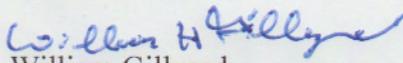
RE: EPA Brownfields Assessment Grant

Dear Jo Ann:

The Razor Road/Roosevelt Heights Neighborhood Association supports your work in applying for this grant. We need to address the old closed properties in our County and bring jobs back. I will be happy to serve on your committee to select sites for environmental work.

Thank you for your effort.

Sincerely yours,

  
William Gillyard  
Chairman

December 14, 2015

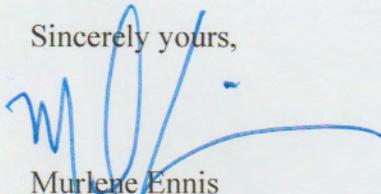
Ms. JoAnn Hill  
Interim Administrator & Finance Director  
Allendale County  
Post Office Box 190  
Allendale, SC 29810

RE: US Environmental Protection Agency Brownfields Grant

Dear Ms. Hill:

Thank you for your work to address the many closed businesses in Allendale County. We need more jobs, so our unemployment rate will drop and our children will be able to find work here, so they will stay. As the Chairman of the Salkehatchie Neighborhood Association, I will assist your effort and serve on the environmental task force.

Sincerely yours,



Murlene Ennis  
Chairman  
Salkehatchie Neighborhood Association

December 15, 2015

Ms. JoAnn Hill  
Interim Administrator & Finance Director  
County of Allendale  
Post Office Box 190  
Allendale, South Carolina 29810

RE: EPA Brownfields Assessment Grant

Dear Ms. Hill:

Thank you for applying for a grant to help cleanup some of the old abandoned businesses in our County. As you know, I am with the Sugar Hill/Flat Street Neighborhood Association. We will support your grant by serving on the committee that helps determine the properties that will be addressed.

The Sugar Hill/Flat Street Neighborhood Association supports this work.

Sincerely,

*Frank Lewis*

Frank Lewis  
Chairman

December 14, 2015

Ms. JoAnn Hill  
Acting Administrator  
Allendale County  
Post Office Box 190  
Allendale, SC 29810

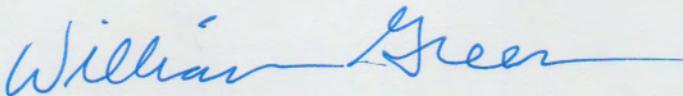
RE: USEPA Brownfields Grant

Dear Ms. Hill:

Representing the Pond Achievers Neighborhood, I am pleased to support this USEPA grant application. The work that is prescribed – to assess the environmental contamination on old closed sites to determine if they have contamination will benefit our County. I am happy to serve on your Brownfields Task Force to determine the priority of work on these sites.

Thank you.

Sincerely,



William Green  
Chairman

# **Allendale County Brownfield Assessment Project Property Owner Memorandum of Understanding**

**Allendale County, South Carolina**  
May 21, 2014

The United States Environmental Protection Agency (US EPA) defines brownfields as “real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.” Allendale County has a Brownfields Program funded by an US EPA Brownfields Assessment Grant. Mr. William A. Smith, Jr. (Mr. Smith) is interested in participating in the County’s Brownfield Assessment Program. Mr. Smith understands that this program is funded by the US EPA and is designed to help promote sustainable reuse of Brownfield sites in the County. As a participant in the County’s Brownfield Assessment Program, Mr. Smith affirms his commitment to the following:

- To assist and cooperate with those (County personnel and consultants for the County) performing the project activities;
- To allow access to the property to complete the environmental site assessment activities;
- As the owner, to complete an interview with the County’s consultant as part of the Phase I Environmental Site Assessment;
- As the owner, to provide any previous environmental site assessment reports to the County or its consultants.

Environmental site assessment activities planned for the site include the following:

- **Phase I ASTM Environmental Site Assessment(s)**  
The primary goal for this activity will be to make an “appropriate inquiry into previous ownership and use of the property consistent with good commercial or customary practice.” The Phase I Environmental Site Assessment will provide documents and information as part of establishing Innocent Landowner, Contiguous Property Owner or Bona Fide Prospective Purchaser status under the Small Business Liability Relief and Brownfields Revitalization Act, Public Law 107-118.

The Phase I assessment will consist primarily of the following components:

- An on-site reconnaissance of the property, including a review of adjacent properties;
- Interviews with owners/occupants and local government officials to obtain information indicating recognized environmental conditions in connection with the property;
- A review of database records to help identify recognized environmental conditions in connection with the subject property and nearby properties;
- Preparation of a final report which details the assessment findings and includes supporting documentation.

The Phase I Environmental Site Assessment(s) does not include sampling of any media (soil, groundwater, surface water, building materials (asbestos & lead-based paint) for hazardous substances or contamination.

Allendale County Brownfield Assessment Project  
Property Owner Memorandum of Understanding  
Page 2

The property listed below will be considered by the County for Phase II Environmental Site Assessment activities depending on the results and recommendations in the Phase I Environmental Assessment Report and funding availability. This agreement allows access for a Phase II Environmental Site Assessment if the Phase I Environmental Site Assessment indicates the need for a Phase II Environmental Site Assessment, if the County's Brownfields Program determines the property is a priority for the County to perform a Phase II Environmental Site Assessment, and if funding is available. A Phase II Environmental Site Assessment does include collecting samples of soil, groundwater, and/or other media on the property/

At the conclusion of each assessment activity, Mr. Smith will be provided copies of the final reports. Participation in this project is voluntary and does not obligate Ms. Smith to sell the property to the County, or to any other entity. Participation also does not obligate the County to acquire the property.

Site description: The proposed 0.17 acre property is TMS 105-04-05-006 and is located at Hickory Street South and the Allendale Fairfax Highway in Allendale, South Carolina.

William A. Smith Jr.  
Signature

6-3-14  
Date

William A. Smith Jr.  
Printed Name

1335 Burnet Ave., Union N.J. 07083  
Address

Farmer's Grain Supply  
Post Office Box 67  
Ulmer, South Carolina 29849

December 14, 2015

Ms. JoAnn Hill  
Interim Administrator  
County of Allendale  
Post Office Box 190  
Allendale, South Carolina 29810

RE: EPA Brownfields Assessment Grant

Dear Ms. Hill:

As the owner of property located on Farmer's Street, off of Burtons Ferry Highway, TMS 131-02-05-003, I support the County's EPA Brownfields Assessment Grant application. I will provide access to my property for environmental assessment utilizing grant funds. I believe that this work will facilitate sale of the property.

I look forward to working with you in this endeavor.

Sincerely,



Robert E. Connelly, Jr.

December 16, 2015

Ms. JoAnn Hill  
Interim Administrator  
County of Allendale  
Post Office Box 190  
Allendale, South Carolina 29810

RE: EPA Brownfields Assessment Grant

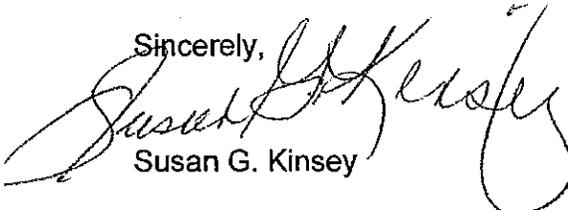
Dear Ms. Hill:

As the owner of property located of a 3.4 acre property, TMS 137-04-03-005 located on Highway 278 in Fairfax, South Carolina that was the old Fairfax Dimensions site, I support the County's EPA Brownfields Assessment Grant application.

I will provide access to my property for environmental assessment utilizing grant funds. I believe that this work will facilitate sale of the property.

I look forward to working with you in this endeavor.

Sincerely,



Susan G. Kinsey



## NEWELL RECYCLING, LLC

*"Conserving Natural Resources Since 1935"*

December 16, 2015

Ms. JoAnn Hill  
Interim Administrator & Finance Director  
County of Allendale  
Post Office Box 190  
Allendale, South Carolina 29810

RE: EPA Brownfields Assessment Grant

Dear Ms. Hill:

The Newell Recycling facility located at 431 Frontage Road in Allendale is on the market to sell. Our company would like to participate in the EPA Brownfields Program for which the County is applying. We feel that participation in the program which will perform a Phase I and Phase II ESA on our property will be helpful in its sale. We support the County's EPA Brownfields Assessment Grant application and provide access to our property for environmental assessment utilizing grant funds. Thank you for your assistance.

Yours truly,

Bobby Triesch

Vice President of Operations



# **Documentation Of Leveraging**



**Nikki R. Haley**  
Governor

**SOUTH CAROLINA**  
DEPARTMENT OF COMMERCE

**Robert M. Hitt III**  
Secretary

December 17, 2015

Ms. JoAnn Hill  
Interim Administrator  
County of Allendale  
Post Office Box 190  
Allendale, South Carolina 29810

RE: EPA Brownfields Assessment Grant

Dear Ms. Hill:

The South Carolina Department of Commerce (DOC) is pleased to offer this letter in support of the application submitted by Allendale County to request grant funding. Our mission at DOC is to promote economic opportunity for individuals and businesses. By assisting with the location of new sites and buildings and offering grants for community development and infrastructure improvement, the State helps new and existing businesses grow. In my position as Director of Grants Administration, I work closely with Allendale County in its effort to recruit business to one of our least populous counties in South Carolina. When new industry is coming in to a county, such as Allendale County, the State typically supports the effort by offering statutory incentives, such as income tax credits and sales tax exemptions, and discretionary incentives, such as withholding tax refunds and grants. All projects are evaluated on a case-by-case-basis to determine the needs of the project.

DOC recognizes the assistance that grant funding to perform environmental site assessments will provide to the county. With many closed, abandoned industrial sites, Allendale County will benefit from evaluating the environmental conditions of those sites, so that cleanup, if necessary, and redevelopment can occur and the site will be ready to attract the location of a new industry.

Allendale County is in the federally designated Promise Zone. With the benefits from this designation and grants such as the EPA Brownfields Assessment Grant, we hope to improve the employment opportunities in the county.

Thank you for your consideration of this application.

Sincerely,

A handwritten signature in blue ink that reads "Alan D. Young".

Alan D. Young  
Executive Director  
SC Coordinating Council for Economic Development

cc: Bill Robinson, Allendale County

**Certification of Consistency with Promise Zone Goals and Implementation**

I certify that the proposed activities/projects in this application are consistent with the goals of the Promise Zones and the revitalization strategies detailed in my Promise Zone application.

(Type or clearly print the following information)

Applicant Name: Allendale County

Name of the Federal Program to which the applicant is applying:

USEPA - Brownfields Program

Name of the Promise Zone Designated Community

**South Carolina Lowcountry Promise Zone**

The proposed project meets the following geographic criteria (please select one):

- The proposed project is solely within Promise Zone boundaries
- The proposed project includes the entire Promise Zone boundary and other communities
- The proposed project includes a portion of the Promise Zone boundary
- The proposed project is outside of the Promise Zone boundaries, but specific and definable services or benefits will be delivered within the Promise Zone or to Promise Zone residents

Please note that projects which substantially and directly benefit Promise Zone residents but which are not within the boundaries of the Promise Zone may be considered. Agencies will make clear the acceptable definition of substantially and directly beneficial in the program's award and funding announcement.

I further certify that:

- (1) The applicant is engaged in activities, that in consultation with the Promise Zone designee, further the purposes of the Promise Zones initiative; and
- (2) The applicant's proposed activities either directly reflect the goals of the Promise Zone or will result in the delivery of services that are consistent with the goals of the Promise Zones initiative; and
- (3) The applicant has committed to maintain an on-going relationship with the Promise Zone designee for the purposes of being part of the implementation processes in the designated area.

Name of the Promise Zone Official authorized to certify the project meets the above criteria to receive bonus points: **Sandy Fowler**

Title: Consultant

Organization: **Southern Carolina Regional Development Alliance**

Signature: Sandy Fowler

Date (mm/dd/yyyy) 12/14/2015

**Application for Federal Assistance SF-424**

* 1. Type of Submission: <input checked="" type="checkbox"/> Preapplication <input type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
--	--	--

* 3. Date Received: <input type="text" value="12/17/2015"/>	4. Applicant Identifier: <input type="text"/>
--	--

5a. Federal Entity Identifier: <input type="text"/>	5b. Federal Award Identifier: <input type="text"/>
--	---

**State Use Only:**

6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>
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**8. APPLICANT INFORMATION:**

* a. Legal Name: <input type="text" value="Allendale County, South Carolina"/>	
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="57-6000301"/>	* c. Organizational DUNS: <input type="text" value="1166579870000"/>

**d. Address:**

* Street1: <input type="text" value="526 Memorial Avenue"/>
Street2: <input type="text"/>
* City: <input type="text" value="Allendale"/>
County/Parish: <input type="text" value="Allendale"/>
* State: <input type="text" value="SC: South Carolina"/>
Province: <input type="text"/>
* Country: <input type="text" value="USA: UNITED STATES"/>
* Zip / Postal Code: <input type="text" value="29810-2712"/>

**e. Organizational Unit:**

Department Name: <input type="text"/>	Division Name: <input type="text"/>
---------------------------------------	-------------------------------------

**f. Name and contact information of person to be contacted on matters involving this application:**

Prefix: <input type="text"/>	* First Name: <input type="text" value="Jo Ann"/>
Middle Name: <input type="text"/>	
* Last Name: <input type="text" value="Hill"/>	
Suffix: <input type="text"/>	

Title: <input type="text" value="Interim Administrator and Finance Director"/>
--

Organizational Affiliation: <input type="text" value="Allendale County"/>
---

* Telephone Number: <input type="text" value="803-584-3438"/>	Fax Number: <input type="text"/>
---	----------------------------------

* Email: <input type="text" value="vjhill@allendalecounty.com"/>
--

**Application for Federal Assistance SF-424**

**\* 9. Type of Applicant 1: Select Applicant Type:**

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

**\* 10. Name of Federal Agency:**

Environmental Protection Agency

**11. Catalog of Federal Domestic Assistance Number:**

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

**\* 12. Funding Opportunity Number:**

EPA-OSWER-OBLR-15-04

\* Title:

FY16 Guidelines for Brownfields Assessment Grants

**13. Competition Identification Number:**

Title:

**14. Areas Affected by Project (Cities, Counties, States, etc.):**

Add Attachment

Delete Attachment

View Attachment

**\* 15. Descriptive Title of Applicant's Project:**

Brownfields Assessment Grant Project for Allendale County, South Carolina

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424**

**16. Congressional Districts Of:**

\* a. Applicant

\* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**

\* a. Start Date:

\* b. End Date:

**18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="400,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="400,000.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

a. This application was made available to the State under the Executive Order 12372 Process for review on

b. Program is subject to E.O. 12372 but has not been selected by the State for review.

c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

Yes  No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

\*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:

Middle Name:

\* Last Name:

Suffix:

\* Title:

\* Telephone Number:  Fax Number:

\* Email:

\* Signature of Authorized Representative:  \* Date Signed: