

IV.C.3.1. Community Need (45 Total Points)

IV.C.3.1.a Target Area and Brownfields (15 points)

IV.C.3.1.a.i Community and Target Area Descriptions (5 points)

The City of Rock Hill, located in the northern Piedmont area of South Carolina, was once the home of a vibrant textile industry. A combination of easy access to raw materials, labor, and the railroad quickly led to economic vitality in the early 1900s. For roughly the next seventy years Rock Hill had some of the highest per capita incomes of any city in South Carolina, before the textile industry buckled under pressure from foreign competitors. The loss of these jobs and resources in the Textile Corridor has caused an economic ripple that is still felt to this day. At the heart of the city, in what is now being rebranded as the Knowledge Park area, there are still families struggling to regain the economic stability that was once the hallmark of the community.

Knowledge Park spans from Winthrop University all the way through historic downtown, including several revitalizing residential neighborhoods and the redeveloping Textile Corridor. The demographics of this community paint a picture of economic difficulties, showing a 28% poverty rate compared to the nearly 20% of the city as a whole. In addition, of the 3,300 individuals living in the census tract 19.8% percent are unemployed and 73% are considered minorities by the US census. The median income is more than ten thousand dollars less per household in this area than in the rest of Rock Hill, and property values have also plummeted from the lost industry in the neighborhood. These once thriving mill communities are now suffering from substandard housing, high unemployment rates, low-performing schools, higher crime rates, lack of accessible health care, and poor infrastructure that are affecting the environment of residents. In each of the demographic indicators examined, the Textile Corridor shows a disproportionate level of social inequities and economic stagnation. Filled with dilapidated housing, economic decline and other environmental injustices, the community needs assistance in returning to their neighborhood the safety, security, quality of life, and sense of pride once felt by residents.

IV.C.3.1.a.ii. Demographic Information and Indicators of Need (5 points)

	Corridor (Census Tract 605.01)	City of Rock Hill	State of South Carolina	United States
Population	3,300	66,154	4,727,273	314,107,084
% Minority (All)	73.5%	43%	30.9%	37.2%
% Minority (Black or African American)	70.4	39.2	27.9	12.6
% Women of Child Bearing Age	51.6	46.8	38.9	39.9
% Elderly	10.3	10.3	13.8	13.2
% Children	33.0	29.0	23.3	26.9
Per Capita Income	\$11,140	\$21,954	\$23,906	\$28,051
Median Household Income	\$30,101	\$40,718	\$45,033	\$53,482
Unemployment Rate	19.8%	11%	10.6%	5.0%

%Families with Children living in Poverty	48.5	26.5	24.5	17.2
% Poverty	26.7	18.5	17.6	14.9
Median Home Value	\$83,000	\$134,000	\$137,400	\$181,400
% Vacant Housing Unit	14.8	10.7	17.2	12.5
% Renter Occupied Homes	67.6	47.1	30.5	34.5
% Owner Occupied Homes	32.4	52.9	69.5	65.5
% High School Graduate	44.5	27.0	30.3	28.2
% College (Bachelor) Graduate	6.2	18.1	15.8	17.9

IV.C.3.1.a.iii. Brownfields and Their Impacts (5 points)

There has been some investment in the community, such as the increased focus on revitalizing Old Town as a whole. New shops, restaurants, and even apartments have come to the downtown area and brought with them the potential for jobs and resources put back into the community. However, this site remains undeveloped despite its potential. Significant investments have been made in the area, and there is a desire to use the former National Fence Site. However, the known contamination contributes to reluctance on the part of investors to build in this space due to the costs associated with clean-up.

IV.C.3.1.b. Welfare, Environmental, and Public Health Impacts (15 points)

IV.C.3.1.b.i. Welfare Impacts (5 points)

Geographically, the Textile Corridor represents only a small fraction of the Old Town area, approximately 15%. However, the inventory indicated that approximately 40% of the brownfields in the area are located within the Textile Corridor. The disproportionate number of brownfields located in the area places all of the residents of this community at a greater level of risk of exposure to hazardous substances in the environment. Action must to be taken to prevent environmental chemical exposures to sensitive populations, particularly children and the elderly, who are placed at risk by simply going outside in their neighborhood. This particular brownfield impacts the community with known contaminants that can affect groundwater as well as any locals in the community who interact with the soil.

IV.C.3.1.b.ii. Cumulative Environmental Issues (5 points)

In addition to the environmental issues created by the brownfields, the area faces the challenges created by a large railroad line running through the community. The railroad brings with it a unique set of challenges including the potential for increased air pollution, noise pollution, and increased traffic and congestion during peak hours of operation. EPA's EnviroFacts website lists 15 facilities in the Rock Hill area with documented toxic releases, one major and 33 minor industries that produce or release air emissions and 5 large quantity generators of hazardous waste. This site contributes to the overall contamination of the community in a way that can be addressed. In addition, the City of Rock Hill as a whole has made important steps toward being more environmentally friendly and sustainable. Currently in the works is an

all-electric public bus fleet that will run through the target area described by the application. Rock Hill Economic Development Corporation aims to support this goal with their efforts to clean up the contaminated brownfield.

IV.C.3.1.b.iii. Cumulative Public Health Impacts (5 points)

The project corridor contributes to adverse impacts to the community through potential exposure pathways, property values, and emotional distress. The 33% of the population in the tract who are children are particularly sensitive to the types of contamination commonly found on brownfield sites. Children living in the area have an elevated risk of leukemia should they be exposed to the benzene in soils. Further exacerbating concern is the high percent of women of child-bearing age (51.6%) who live within the project area, and whom are at risk for birth defects, premature births, and miscarriages should they be exposed to contamination. Action must be taken to prevent environmental chemical exposures to sensitive populations, particularly children and the elderly. They should not be made to feel as though they are at risk simply by living in their homes.

In addition, the disproportionate levels of income inequality in these areas should be taken into account. The physical toll and stress of living in conditions of poverty can have lifelong effects on all members of a family. Emotional distress from perceived contamination can also increase levels of stress. Studies have found that chronic stress is connected to a variety of long term negative health impacts, not the least of which is higher blood pressure and heart problems. By supporting development in the community, there is a potential to bring resources and increase economic opportunity for the residents.

IV.C.3.1.c. Financial Need (15 total points)

IV.C.3.1.c.i. Economic Conditions (5 Points)

The Rock Hill Economic Development Corporation operates on limited funding including, private investments, support from state and private grants, as well as some resources from the City of Rock Hill. The RHEDC does not have the resources to clean up the site independently. The costs associated with cleanup will outweigh the corporation's ability to leverage funds at that level.

IV.C.3.1.c.ii. Economic Effects of Brownfields (10 Points)

Small single-family homes that were once the pride of gainfully employed mill workers have deteriorated and become significantly run-down. Many of them have become rental properties with ACS data showing 67.6% of homes in Census Block 605.01 are rentals versus 47.1% in all of Rock Hill. Further, the median value of homes in the 605.01 Block is a mere \$83,600, while the median home value of all of Rock Hill is more than \$50K greater at \$134,000. As previously mentioned, the rates of poverty are significantly higher and incomes significantly lower, when compared the city, state, and national data. In short, as the demographics clearly indicate the brownfields have negatively impacted the neighborhood. In addition, the economic impact of transforming site from a contaminated to healthy or revitalizing spaces in public opinion cannot be underestimated. Identifying and planning the removal of any hazardous materials increases public confidence in the safety of the area, which makes the site even more attractive to developers. Public perception of a neighborhood and its safety can have a direct effect on the lives of those living in the community.

IV.C.3.2. Project Description and Feasibility of Success (55 Total Points)

IV.C.3.2.a Project Description, Timing and Site Selection (30 points)

IV.C.3.2.a.i Project Description and Alignment with Revitalization Plans (17 points)

The former National Fence Site (NFS) occupies 2.90 acres of land in Rock Hill, South Carolina. Currently there are no structures on the property, only concrete slabs, including a crawlspace or shallow basement under the former mill's concrete floor are present. Efforts to initiate the long journey towards redevelopment began in 2003. In 2003, Fletcher Group, Inc. (Fletcher) conducted a Phase I Environmental Site Assessment (ESA) on the property on behalf of the Catawba Regional Council of Government (CRCG). Fletcher identified the previous property usage (chain-link fence manufacturing) as a recognized environmental condition (REC). In 2004, Fletcher conducted a Phase II ESA at the property to assess the REC. Soil samples contained polynuclear aromatic hydrocarbons (PAHs), PCBs, an arsenic above EPA Region 9 Preliminary Remediation Goals (PRG) for residential soil. Sediment samples contained PCBs above EPA Region 9 PRGs. Surface water samples did not contain any hazardous substances. Groundwater samples contained VOCs at concentrations that exceed the EPA Maximum Contaminant Levels (MCL). In 2013 Tetra Tech conducted another Phase I ESA at the NFS. During this assessment a former creosote tank was found on site and a former coal gas manufacturing plant off-site was identified as potential sources of contamination that could represent RECs. Following this assessment in 2013 the RHEDC entered into a Non-responsible Party Voluntary Cleanup Contract (VCC) with the South Carolina Department of Health and Environmental Control (SCHEC) through its Brownfields/Voluntary Clean up Program (BF/VCP) to limit its liability for existing contamination while planning for clean-up action. Sharing the community's concern about the hazards at the site, the RHEDC took title in December 2016. Another Phase II ESA was subsequently completed at the site by Tetra Tech. The Phase II revealed that SVOCs, PCBs, 1,2-dibromo-3-chloropropane, benzo(a)anthracene, benzo(b)fluoranthene, 1,1'-biphenyl, naphthalene, dieldrin and manganese were detected in samples collected from the parcel at levels exceeding regulatory threshold values for residential sites. However, the environmental problems lingering on the property need to be addressed in order to achieve this vision.

ii. To help facilitate cleanup of the property, an Analysis of Brownfields Cleanup Alternative (ABCA) was prepared in March 2014 by Tetra Tech. The ABCA was prepared for the site using Phase II environmental data along with financial estimates from an environmental remediation contractor.

Anticipated Use of Fund May include:

- Engineering Controls - Engineering controls (EC) are a way of preventing exposure to contamination by installing engineered structures or using other physical means. By constructing impermeable barriers above contaminated areas, exposure to contamination at the ground surface will be reduced and migration of the contamination is retarded by reducing water infiltration. Could include:
 - An impermeable asphalt parking lot or a slab-on-grade building foundation can serve as an effective EC.
 - If they are required for the planned future use, the parking lots or slab-on-grade building foundations do not add expense beyond normal redevelopment expenses.
 - Flexible membrane liners or clay caps covered with topsoil also can serve as effective ECs.
 - All require regular inspections and upkeep to ensure their integrity.
- Removal and Disposal - Where future redevelopment plans do not call for the installation of structures that would serve as ECs in areas of known contamination the top two feet of soil be removed and replaced with clean soil over a marker layer (colored stone, geotextile fabric, snow fencing, etc.). Policies and procedures would be developed for any future post-excavation work that disturbs the contaminated soil.

IV.C.3.2.a.ii Timing and Implementation (13 points)

IV.C.3.2.b. Task Descriptions and Budget Table (20 Points) (Task: 15 Budget Table: 5)

The City plans to complete the following specific tasks with the proposed budget:

Task 1 – Community Outreach: With coordination with RHEDC, the City of Rock Hill Project Management Division will be managing this project. The Project Management Division consists of experienced project managers, assistant project managers and engineering technicians. Corinne Sferrazza, Assistant Project Manager will take the lead on this Cleanup project. With prior EPA Brownfields experience, Corinne will work closely with the Grants Division, Purchasing Division, and accounting with managing the award. We have budgeted \$7,400 of the requested funding for contractual expenses related to community outreach, education, and involvement activities. The selected consultant will present at regular community meetings with the various neighborhood associations and groups. The consultant will assist the City with issuing public notices and newspaper articles to keep the local community informed of environmental cleanup activities and results. Part of the community outreach work will include the creation of a Brownfields Task Force, the foundation of which will be representatives from the immediately influenced neighborhoods as well as members of the Knowledge Park Leadership Group. The Leadership Group is comprised of a variety of business and community leaders as well as public participants. This group provides an excellent platform for the brownfields discussions to occur. **Community groups expected to participate in the Task Force are detailed in Section 3.c of this proposal.** Additional members of the Brownfields Task Force will include representatives from SCDHEC and EPA.

Based on costs incurred during implementation previous EPA brownfield grants and other similar projects, community involvement activities planned for this project are outlined below:

- Public Involvement Plan – that will outline outreach activities over the life of the grant (\$2,000)
- Brownfields Task Force meetings –facilitate 6 – 8 meetings to solicit community input and disseminate project activities and environmental cleanup results (\$1,500)
- Preparation, Printing, and Distribution of Project Brochure and Fact Sheet (\$750)
- Public Notices and Comment Periods (\$750)

In addition to the contractual costs outlined above, the City is requesting funds for travel (\$3,000) and supply expenses (\$900) under this grant application. Travel funds will allow City staff to attend regional and national EPA Brownfield conferences as well as other relevant workshops and training associated with sustainable redevelopment of brownfield properties. Supply funds will allow the City to purchase supplies needed to support community outreach, such as printing brochures, conceptual renderings, and maps.

Task 2 – Cleanup Planning: Cleanup planning will include preparing the Quality Assurance Project Plan(s) for confirmation soil sampling, and receiving the necessary regulatory approvals. Cleanup planning costs are anticipated to be \$11,100 and include the following:

- Developing a site management plan (\$5,000).
- Preparation of a Quality Assurance Project Plan, Confirmation Sampling Plan, and Health and Safety Plan (\$4,500).
- Development of bid documents for site cleanup activities, evaluation of bids, and selection of contractor (\$1,600).

Task 3 –Site Cleanup: We will use the majority of the grant funds for the actual site cleanup activities. Based on the Phase II ESAs of the property and the findings from the draft ABCA, this will be a two-step approach. We plan the following remedial activities for a total cost of \$220,000:

- Removal and Disposal will be the main approach that is used. Where future redevelopment plans do not call for the installation of structures that would serve as Engineering Controls in areas of known contamination the top two feet of soil will be removed and replaced with clean soil over a marker layer (colored stone, geotextile fabric, snow fencing, etc.). This will be done for approximately 2,420 yd³ of contaminated soils on site. Soil excavation, transportation, and disposal costs are estimated to be \$50 per cubic yard for a total of \$121,000. Replacing the excavated soil with clean backfill is estimated to cost is \$12 per cubic yard for a total of \$29,040. Policies and procedures would be developed for any future post-excavation work that disturbs the contaminated soil.
- Engineering controls will be used to prevent exposure to contamination by installing engineered structures or using other physical means. By constructing impermeable barriers above contaminated areas, exposure to contamination at the ground surface will be reduced and migration of the contamination is retarded by reducing water infiltration. Paved surfaces not already part of the redevelopment plan will be installed and regular inspections and upkeep will be completed to ensure their integrity. Flexible membrane liners or clay caps covered with topsoil also can serve as effective ECs. The cost of this task will be \$69,960.
- In summary, the total cost of project activities is estimated to be \$220,000. Therefore, we will provide the **cost share of \$40,000** to the EPA's \$200,000 in grant funds through cash payments and in-kind personnel time to administer the grant; i.e. leveraged work.

National Fence Site Cleanup Proposed Budget

Budget Categories (<i>programmatic costs only</i>)	Project Tasks			Total
	Task 1 Community Outreach	Task 2 Cleanup Planning	Task 3 Site Cleanup Activities	
Personnel				
Fringe Benefits				
Travel	\$3,000			\$3,000
Equipment				
Supplies	\$900			\$900
Contractual	\$5,000	\$11,100	\$220,000	\$236,100
Other (specify)				
Total	\$8,900	\$11,100	\$220,000	\$240,000
EPA Share	\$1,900	\$0	\$198,100	\$200,000
RHEDC Share	\$7,000	\$11,100	\$21,900	\$40,000

IV.C.3.2.c. Ability to Leverage (5 Points)

Ability to Leverage: The RHEDC remains committed to the redevelopment of this property and seeing the entire Knowledge Park area become a reality. The RHEDC has funded numerous environmental assessments and surveys on the site and has entered into a VCC with SCDHEC to ensure the site will be cleaned up and ready for redevelopment. The RHEDC is prepared to provide \$20,000 of in-kind services

for this site through the use of personnel. As well as \$20,000 EPA match from direct RHEDC funds. Public and private funds/resources have already been leveraged to support the cleanup of the adjacent Brownfield property, the Rock Hill Printing and Finishing Company and surrounding Textile Corridor area.

IV.C.3.3. Community Engagement and Partnerships (35 Total Points)

IV.C.3.3.a. Engaging the Community (15 points)

IV.C.3.3.a.i. Community Involvement Plan (10 Points)

RHEDC has been made aware that the City of Rock Hill retained a consulting team in April 2003 to work with the community at large, property owners, key stakeholders and others, to develop a plan for the Textile Corridor area and to create a strategy that is feasible to implement, and attains goals and objectives including economic and fiscal benefits, historic preservation and interpretation, and an increase in downtown residents. The team conducted approximately 100 individual stakeholder interviews, a public planning and input forum, focus groups and workshops, and other aspects of a comprehensive community outreach process.

Ongoing changes to the local, state and national economic conditions have resulted in adjustments to many of the visions originally outlined in the plan. Working with members of the community and property and business owners in the area, a more practical plan for introducing phased redevelopment in the corridor has been adopted. This plan has seen several successes with the redevelopment of the Cotton Factory and the Rock Hill Body Company, Winthrop University's Westward Expansion, and the Family Trust Headquarters project. It is the goal of this project to build on this momentum and continue to support development in the area.

IV.C.3.3.a.ii. Communicating Progress (5 Points)

Providing updates on the progress of the project is essential to the success of maintaining the project's community-driven focus. The project team will utilize the Brownfields Task Force as a primary method to both disseminate and gather information. Task force meetings will at a minimum occur quarterly. RHEDC will also disseminate information and gather input from the neighborhood groups, residents, businesses, and property owners included in the Textile Corridor Area. The proposed community involvement plan will utilize the City's Neighborhood Empowerment division to ensure that resident input is incorporated into planning efforts.

Specific community involvement activities anticipated for this project include the following:

1. All project activities will be featured and updated quarterly in the Old Town Newsletter that is published monthly and distributed Citywide.
2. While language barriers have not previously, been a challenge, the City has a long-standing partnership with the International Center of York County to assist with any translation or interpretation needs that may arise during community involvement activities.
3. The local media outlets will be utilized to provide progress updates to the community. Both the local newspaper, *The Herald* (a McClatchy subsidiary), and the local TV station, CN2 News, have a longstanding history of covering City related news and updates. The grant's project manager will work closely with the City's Communications Specialist to coordinate timely press releases, press conferences, and other media involvement strategies.
4. The City of Rock Hill will post updates on their website and on the City Cable Channel, Channel 19.

5. The City of Rock Hill has established a Twitter account and a Facebook account to provide real time updates and information to the Rock Hill community. To date, there are Twitter 6,602 followers and 14,722 Facebook Likes. These social media tools will be utilized to provide updates to the community regarding the plans and activities related to the assessment activities in the corridor.
6. Utilizing the City's Geographic Information System (GIS) a comprehensive list of all property owners, residents and rental properties in the Corridor area will be developed, and used to send written updates on grant related activities taking place in the community.
7. An information repository for all project-related documents will also be housed in the City's offices.

A key goal of this project will be to increase the community's engagement and involvement in the redevelopment activities taking place in and around the corridor. The public notice (along with the meeting sign-in sheet) is included with the Threshold Criteria.

1. During the actual assessment activities, nearby and sensitive populations throughout the community will be protected from contaminants utilizing standard safety features. Sign, barricades, and/or fencing will be utilized to limit site access during cleanup activities. Silt fencing will be installed as appropriate to control sediments in stormwater runoff. Dust control measures, such as watering of soils as they are disturbed, will be employed to prevent airborne exposures. Other physical controls shall also include erosion control, storm water control, plastic lined containers and covers to manage the waste and prevent release of the waste material into the surrounding environment. When assessment activities are initiated the public will be notified via local media outlets, and the residents that could be directly impacted by the cleanup activities will be notified with direct-mail flyers and door-to-door canvassing to ensure that they understand the ongoing cleanup activities and how they can protect themselves from any incidental exposure.

IV.C.3.3.b Partnerships with Government Agencies (9 Points)

IV.C.3.3.b.i. Local/State/Tribal Environmental Authority (5 Points)

RHEDC truly regards SC DHEC as a partner in our ongoing brownfields redevelopment activities, and is familiar with the advantages and protections that are offered through their NRP program. We maintain a good working relationship with various members of the Voluntary Cleanup division of SC DHEC, and will continue to work closely with them on all activities related to this project. A letter of support is included with the Threshold Criteria. RHEDC truly regards SC DHEC as a partner in our ongoing brownfields redevelopment activities, and is familiar with the advantages and protections that are offered through their NRP program. Mr. Jerry Stamps, SCDHEC Project Manager, has visited the Corridor neighborhoods and the surrounding area on numerous occasions throughout the development of the Voluntary Cleanup Contract (VCC) for which he provided oversight, the EPA-funded Targeted Brownfield Assessment work, the negotiation of the Revolving Loan Fund Agreement, and the assessment work completed as part of the EPA-funded assessment grant. SCDHEC will continue to provide oversight of cleanup activities to ensure the applicable standards are met to be protective of human health and the environment as established under the VCC.

IV.C.3.3.b.ii Other Governmental Partnerships (4 Points)

The City has long recognized that partnerships are the key to the successful completion of most projects, particularly brownfields projects which often require creativity and layered financing strategies.

Understanding this importance the City has worked hard to develop and maintain long-standing relationships with key federal and local agencies. The City has been working with the EPA for a number of years, and in addition to utilizing the EPA's brownfields program the City has additionally been a successful participant in the EPA CARE program. The City of Rock Hill also maintains a close partnership with the local Housing and Urban Development office and is an entitlement recipient of annual Community Development Block Grant Funds, and has participated in HUD's Lead Hazard Reduction program. Finally, the City has worked with the South Carolina State Housing Finance and Development Authority on various affordable housing projects throughout the City, managing approximately \$3.5M in Neighborhood Stabilization Program, HOME, and Housing Trust funds annually. This agency has been the key funding source for at least three recent Brownfields redevelopment projects, the Highland Park Mill, the Rock Hill Body Company, and the Arcade Mill, and therefore the City works diligently to ensure that this continues to be a mutually beneficial partnership

IV.C.3.3.c. Partnerships with Community Organizations (9 Points)

IV.C.3.3.c.i. Community Organization Description and Role (5 Points)

Organization	Purpose of Organization	Description of Support
City of Rock Hill	Local government	Host Brownfields Task Force meetings and aid in community outreach
Family Trust Federal Credit Union	To serve York County community members as a financial institution.	Participation in community outreach and clean-up planning; Aid in dissemination of information
Winthrop University	Educational institution in the community of Rock Hill	
Sidewalk Rock Hill, LLC	Real estate development company based in Rock Hill specializing in mixed-use development linked to universities	
Springs Creative Products Group, LLC	Independent fabrics and crafts business headquartered in Rock Hill	
Rock Hill Council of Neighborhoods	To establish link between neighborhoods and local government while advising on issues of neighborhood concern	Organize and host meetings and events with affected residents, and share resident questions, comments and concerns to the City to ensure effective communication
Old Town Association	To prepare students to be leaders in their chosen professions and in their communities.	Participation in community outreach and clean-up planning through involvement on Brownfields task force; Aid in dissemination of information
Knowledge Park Leadership Group	To support the development and formation of technology companies in Rock Hill, South Carolina.	

IV.C.3.3.c.ii. Letters of Commitment (4 Points)
to be attached

IV.C.3.3.d. Partnerships with Workforce Development Programs (2 points)

IV.C.3.4. Project Benefits (25 Total Points)

IV.C.3.4.a. Welfare, Environmental, and Public Health Benefits (13 points)

Decontaminating the former National Fence Site will positively impact the community. The risks outlined earlier that were associated with chemical contamination included childhood asthma, miscarriages, leukemia, birth defects as well as other general welfare issues for at risk populations like the elderly and pregnant women. By ridding the site of hazardous materials the community lowers its risk for the health concerns that come from the contaminants. In addition, the welfare of the community is supported by the increased potential for economic development in the area.

IV.C.3.4.b. Economic and Community Benefits (12 points)

The former NFS site holds tremendous potential for redevelopment. Its location adjacent to both Rock Hill's downtown and Winthrop College (South Carolina's state teaching college) makes the area prime for reuse. A significant amount of time and resources have been put toward generating an ambitious, yet achievable, redevelopment plan for the area. Coined "Knowledge Park at Old Town," an extensive vision has been prepared for this area of Rock Hill that desperately needs revitalization. The Knowledge Park Vision is to "be the dynamic center of Rock Hill's 1st century economy. Designed to serve knowledge economy businesses and jobs, it is technologically advanced, yet rooted in the city's rich history. Supported by a diverse community of learners, it offers an appealing urban lifestyle built upon a model of economic and environmental sustainability." In 2014 the City of Rock Hill was awarded 2 EPA Brownfields Clean-up grants for the former Rock Hill Printing & Finishing Company (RHP&FC) site which sits adjacent to the NFS site. With the help of this funding a \$230 million redevelopment project. This large redevelopment will include commercial office space, a 157,000SF indoor athletic complex, 2 hotels, student housing, active adult apartments, market value apartments, numerous restaurants, and an outdoor festival space. The vision for the NFS site is to continue to redevelopment motivation which is occurring on the former RHP&FC and create a mixed-used development on the site with housing, retail, business and open space opportunities. Creating more housing, retail and employment opportunities in the downtown area. Developers will be educated in cleanup activities and reuse plans for infrastructure currently on the property. Redevelopment projects will be planned in a way to incorporate the current infrastructure on the property in the plans. This strategy will help reduce waste in the area and help keep things on-site which also reduces costs for the developers.

In addition to the funds that have been directly leveraged to support this project, below is a summary of major investments that have already occurred or are planned to take place in the corridor immediately surrounding the National Fence Site:

- Rock Hill Printing & Finishing Company site: A former brownfield site, the RHP&F Co. is currently being redevelopment through a \$230 million redevelopment project. The City of Rock Hill was able to leverage funds from developers, grants, and loans in order to get this project underway and thriving.
- Constitution/White St. Roundabout: York County has committed \$4.6M funding to create the Constitution/White St. Roundabout which surrounds the NFS site through its "Pennies for Progress" program. The funding commitment has been secured via a County-approved purchase order. This helps create more access to this location and makes it more accessible for development.
- Rock Hill Cotton Factory Redevelopment: The vacant, dilapidated structure was restored to its original splendor in 2008 and brought approximately \$12M in private investment and over 320 jobs to the area.

The project provides a real-world example of the type of development that could be attracted to the National Fence Site.

- Winthrop University Westward Expansion: Winthrop University has begun the implementation of its westward campus growth plans with the construction of the DiGiorgio Student Center, Lois Rhyme West Center, and the Courtyard Apartments. An estimated \$85M in new campus facilities are finished or underway in the Textile Corridor and have brought the area's first certified Green Building.
- Family Trust Federal Credit Union Central Headquarters: One of the Credit Union's office locations is located within the Textile Corridor. The credit union was constructed in 2014 and was an investment of \$7.5M, and has created between 60-65 jobs in the area.

IV.C.3.5. Programmatic Capability and Past Performance (40 Total Points)

IV.C.3.5.a. Audit Findings (2 Points)

RHEDC has not had any negative audit findings.

IV.C.3.5.b. Programmatic Capability (23 Points)

Due to their small core staff, RHEDC is supported by the Grants Division for the City of Rock Hill. The grants division will offer support to the project managers to ensure that all technical, administrative and financial requirements of the project and grant are met. There will be regular communication of the grant timeline with project managers to coordinate the timely and successful expenditure of funds. The management of the EPA Brownfields grant will be tasked to one of the Grant Administrators that is on staff, with support from the Grants Supervisor and the other Grants Administrators that are part of the team. The Division has experience managing not only EPA Brownfields grants in the past, but also other Federal, State, and private grants. The ability to manage the grant is demonstrably present in the partnership between the RHEDC and the Grants Division team.

In addition to executing the clean-up of the site, reports will be completed to communicate the progress of the project to RHEDC leadership and the EPA. The project will have milestones outlined, and the Grants Division will support the RHEDC in reporting on their project outcomes.

IV.C.3.5.c. Measuring Environmental Results: Anticipated Outputs/Outcomes (5 Points)

RHEDC expects to have a full report of completed clean-up activities and their results available on file. They will also file this information with the City of Rock Hill for it to be accessible. This information will allow interested parties to be sure that the site meets all local, state, and federal environmental regulations and is ready for development.

IV.C.3.5.d. Past Performance and Accomplishments (10 Points)

IV.C.3.5.d.i. if you have not received an EPA Brownfields Grant but have received other federal and/or non-federal assistance agreements

The RHEDC has received two awards from the SC Department of Commerce "South Carolina Innovation Challenge Grant" for the Knowledge Park Innovation Center. The first was awarded in 2014, with a total of \$250,000 toward the goals of developing a critical mass of high tech/high impact companies, growing a supportive and connected innovation community, supporting access to capital for companies in all stages of development, and growing workforces that are talent quipped to work for high tech/high impact companies. This grant provided funding that led to the creation of programs and partnerships that met the goals of the award. RHEDC, with support from the Grants Division of the City of Rock Hill, stayed on track to comply

with the agreed on work plan, schedule as well as the terms and conditions. The Knowledge Park Innovation Center became the home to the following programs:

1. Technology Incubator which provided support to local start-ups
2. Fab Lab, a technical prototyping platform to stimulate local entrepreneurship and student involvement
3. K-12 Teacher and Student trainings and enrichment to encourage IT skills in the educational system
4. Experiential Learning opportunities to encourage hands on learning
5. Knowledge Park Entrepreneurial Competition to encourage creativity and technical competence in competition subjects
6. Innovate, Create, Engage (ICE) Series to hold workshops, guest speakers and symposia

Quarterly reports were submitted via the SC Dept. of Commerce portal. The 2014 grant reporting was timely and accurate. RHEDC was so successful with the grant awarded in 2014 that they received a second award in 2015 to continue their work.

The second award, in 2015, was for an additional \$250,000 toward the goals of developing a critical mass of high tech/high impact companies, growing a supportive and connected innovation community, supporting access to capital for companies in all stages of development, and growing workforces that are talent quipped to work for high tech/high impact companies. In addition to expanding on the programs from the previous year, they added several new programs such as:

1. Talent Pipeline Apprenticeship program designed to increase the IT workforce
2. Maker's Space initiative where people come together to build projects using various materials, tools and technologies provided.

The Talent Pipeline and Technology Incubator had direct impact on the community

RHEDC, with support from the Grants Division of the City of Rock Hill, stayed on track to comply with the agreed on work plan, schedule as well as the terms and conditions. Quarterly reports have been submitted via the SC Dept. of Commerce portal. The 2015 grant reporting was timely and accurate. The project has successfully expanded the programs from the previous year and met all milestones for accomplishing the 2015 award outcomes as well.