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July 31, 2009

Amanda LeFevre
Kentucky Brownfield Program
Division of Compliance Assistance
300 Fair Oaks Lane
Frankfort, KY 40601

Re: Successful EPA Brownfield Coalition Grant Submittal
Congaree Coalition
Columbia, South Carolina

Dear Ms. LeFevre:

Please find attached a copy of the Congaree Coalition's successful Brownfield Coalition Community Wide Assessment grant application submitted to the U.S. Environmental Protection Agency (EPA) in November 2008. Concurrent Technologies Corporation (CTC), a non-profit 501(c)3 professional services firm, assisted the coalition as the lead grant writer at no cost or obligation for this effort. CTC has subsequently been selected after a competitive process to serve as the Congaree Coalition's project manager. If you have any questions regarding the grant application or the specialized EPA brownfield consulting experience that CTC provides, please feel free to contact me by phone at 1-800-846-6001 or by email at kvamb@ctc.com.

Regards,

A handwritten signature in blue ink that reads "Brian J. Kvam". The signature is fluid and cursive, with a long horizontal stroke at the end.

Brian Kvam, P.G.
Brownfields Project Manager

/kmg

Enclosure: as stated



"EVERYBODY COUNTS, EVERYBODY CONTRIBUTES, EVERYBODY BENEFITS"

November 14, 2008

Environmental Management Support, Inc.
Attn: Mr. Don West
8601 Georgia Avenue, Suite 500
Silver Spring, MD 20910

Subject: City of Columbia, South Carolina
Coalition Community-Wide Assessment Grant
\$1,000,000

Dear Mr. West:

The City of Columbia (City), along with its coalition partners is requesting \$1,000,000 from the United States Environmental Protection Agency (EPA) to implement a Community-Wide Brownfields Assessment project. The Coalition, consisting of the City of Columbia, the City of West Columbia, the Columbia Development Corporation (CDC), the Columbia Housing Development Corporation (CHDC), the Eau Claire Development Corporation (ECDC), and the Two Notch Development Corporation (TNDC) will use the funds to continue assessing potentially contaminated properties throughout Columbia and West Columbia.

Columbia has a long, successful history of Brownfields redevelopment and revitalization in the downtown, business districts. Expansion of the downtown "Vista" retail and entertainment area located on the north bank of the Congaree River to West Columbia on the south bank is a natural extension of this past success. Working in partnership with the City of Columbia will allow the City of West Columbia to encounter a smoother transition than what took place during the execution of past EPA Brownfields Cooperative Agreements the City of Columbia was awarded.

This coalition of cities and development corporations is committed to assisting neglected communities in their neighborhood improvement efforts currently underway, and the Brownfields Assessment grant will be a valuable tool in that effort. As these properties are assessed and their environmental risks identified and quantified, they can be put back into productive use removing blight, and promoting economic revitalization of these depressed areas. A portion of the grant funds will be used throughout the project areas to educate the residents of the communities about environmental risk and the Brownfield's redevelopment process. We want to continue to keep members of the communities involved in their own redevelopment success.

**CITY OF COLUMBIA
OFFICE OF THE CITY MANAGER**

1737 MAIN STREET • P. O. BOX 147 • COLUMBIA, SC 29217 • PHONE: (803) 545-3050 • FAX: (803) 733-8317

a. Applicant Identification:

City of Columbia, South Carolina
PO Box 147
Columbia, SC 29217
(803) 545-3050

b. Funding Requested:

i): Grant Type: Assessment
ii): Federal Funds Requested: \$1,000,000
iii): Contamination: \$750,000 Hazardous; \$250,000 Petroleum
iv): Community-Wide Coalition

c. Location:

City of Columbia, Richland and Lexington Counties, South Carolina
City of West Columbia, Lexington County, South Carolina

d. n/a

e. Contacts:

i) Project Director:

Mr. Fred Delk, Executive Director
Columbia Development Corporation (CDC)
911 Lady Street, Suite C
Columbia, South Carolina 29201
Phone: (803) 988-8040
E-mail: cdc@columbiasc.net

ii) Chief Executive:

Mr. Charles P. Austin, Sr., City Manager
City of Columbia
Post Office Box 147
Columbia, South Carolina 29217
Phone: (803) 545-3050
E-mail: charles.austin@columbiasc.net

iii) Date Submitted: November 14, 2008

iv) Project Period: July 1, 2009 – June 30, 2012

v) Population:

City of Columbia – 124,818 (2007 Estimate, United States Census – <http://www.census.gov>)
City of West Columbia – 13,907 (2007 Estimate, United States Census – <http://www.census.gov>)

Thank you for your consideration of this grant application, we look forward to hearing from you soon. We are committed to the success of this program and the continued redevelopment of Brownfield sites within our community. If you have any questions, please feel free to contact Mr. Fred Delk, Executive Director of the CDC at 803-988-8040.

Sincerely,



Charles P. Austin, Sr.
City Manager

**Congaree Coalition – Metropolitan Columbia, South Carolina
Community-Wide Coalition Assessment Grant**

THRESHOLD CRITERIA for ASSESSMENT GRANTS

1. Applicant Eligibility

The City of Columbia, South Carolina, is the lead member and sponsor of this application by the Congaree Coalition (Coalition) and is defined by EPA and 40 CFR Part 31 as a general-purpose unit of local government.

The City of West Columbia, South Carolina, is a Congaree Coalition member of this application and is defined by EPA and 40 CFR Part 31 as a general-purpose unit of local government.

The other Congaree Coalition members are the four Community Development Corporations that operate in specific geographic areas or with specific missions in the City of Columbia: Columbia Development Corporation (CDC), Eau Claire Development Corporation (ECDC), Columbia Housing Development Corporation (CHDC), and the Two Notch Development Corporation (TNDC). These development corporations are quasi-governmental agencies, but separate legal entities, of the City of Columbia established in order to promote sustainable economic development in their respective areas of Columbia through public/private partnerships. Each of these development corporations serves different areas of the City of Columbia and reports to the City Manager. One member of the City Council sits on the Board of each of the corporations, and their budget is directed and controlled by the City Council. Letters from each of the development corporation directors describing their organization and committing their support to this brownfields project are included as attachments to this grant application.

2. Letter from the State or Tribal Environmental Authority

A letter from Ms. Daphne Neel with the South Carolina Department of Health and Environmental Control (SCDHEC) acknowledging their support of the City of Columbia sponsored Congaree Coalition for this grant fund application is included as an attachment.

RANKING CRITERIA for ASSESSMENT GRANTS

1. Community Need

a. Health, Welfare, and Environment

i.) *Effect brownfields currently has on targeted community*

In the heart of South Carolina, two rivers – the Saluda and the Broad – meet to form the Congaree River. Over the years, the three rivers have seen plantations, cotton mills, villages, towns, a canal, trains, industries, parks, and even a zoo spring up along their banks. The three rivers are now home to the state capital and a metropolitan region of over 600,000 people. After years of industrial growth and then decline along the riverbanks, the region has begun to experience a revitalization centered on the Congaree River. Unfortunately, numerous brownfield properties stand as obstacles to this progress. The City of Columbia began to address brownfield properties with the EPA's help in 1999 with a successful brownfield demonstration pilot grant and continued that success with community-wide petroleum and hazardous substance brownfield assessment grants in 2005. Now, the City of Columbia has partnered with its neighbor on the opposite bank of the Congaree River, the City of West Columbia, and the City's four Community Development Corporations to form the Congaree Coalition to address brownfields on an integrated, regional level to facilitate the successful revitalization of properties throughout the area.

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The City of Columbia

Columbia is the capital and largest city of South Carolina with a population of approximately 124,818 (US Census 2007 estimate). It is the county seat of Richland County, but a small portion of the city is located in Lexington County. The site, located on the east bank of the Congaree River, was chosen as the new state capital in 1786, due to its central location in the state. In 1999, the City was awarded an EPA Brownfields Pilot Assessment Grant to begin to address the deteriorating industrial properties in the Congaree Vista, 1200-acre district on the banks of the Congaree River. Through inventories and assessments conducted under that grant, the City recognized that environmental and/or perceived environmental conditions were far more widespread across the City than what was originally thought. In 2006, the City of Columbia was awarded two EPA Brownfield Assessment Grants (one Hazardous and one Petroleum) that allowed the City to expand efforts to other underserved portions of the City. This effort revealed three significant facts: 1) dozens of additional sites, where the environmental uncertainty has stalled redevelopment, are scattered across the City; 2) in order to effectively address the brownfield sites, the City needs the active involvement of the community development corporations who are operating in those areas and who know the community and businesses of the neighborhood so well; and, 3) looking across the river, West Columbia has many of the same brownfield issues Columbia has, so a regional approach would benefit us all.

Columbia Development Corporation (CDC)

The Columbia Development Corporation (CDC) was established in 1982 by the City of Columbia to promote the development and revitalization of the Congaree Vista in the city's center. After the City relocated the railroads that traversed the area, buildings that were formerly used as train stations, freight depots, and other rail and industrial uses were threatened with abandonment and deterioration. Recognizing that the Vista's many historic buildings and properties with character could also be threatened, the City of Columbia made a long-term obligation to the revitalization of the Congaree Vista. This commitment led to the creation of the CDC. To sustain the Vista's economic viability, the CDC provides financial assistance to businesses and facilitates public-private economic development partnerships. The CDC's broad work plan includes historic preservation, targeted business development, provision of funding for environmental and historic surveys, the collection of baseline property information for developers, and the facilitation of economic development opportunities. While the Vista has made remarkable progress towards revitalization, several brownfield sites still dot the district.

Eau Claire Development Corporation (ECDC)

Created by the Columbia City Council in 1993 based on the Eau Claire Redevelopment Plan, the Eau Claire Development Corporation (ECDC) endeavors to serve as one of the leading facilitators in developing and revitalizing specific commercial and residential initiatives in the Eau Claire/North Columbia community, much of which is a designated Federal Empowerment Zone (EZ). It is the goal of ECDC to develop a thriving, vibrant, culturally diverse urban Eau Claire community where residential, commercial, and cultural investments not only improve the quality of life of residents, but also offer shopping, entertainment, and living alternatives to residents throughout the region. Currently, the ECDC is actively facilitating the redevelopment of the North Main Street corridor. The ECDC has found several former gas stations – now petroleum brownfields – impeding their redevelopment efforts.

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Columbia Housing Development Corporation (CHDC)

The Columbia Housing Development Corporation (CHDC) was established by the City of Columbia to assist in providing affordable housing to its citizens who are seeking homeownership opportunities. The CHDC prides itself on the strong relationship it has with various neighborhood associations throughout the City. The CHDC works with the City of Columbia and area neighborhood associations to identify and target blighted areas for revitalization. Currently, the CHDC is concentrating its efforts on the Martin Luther King, Lyon Street, Waverly, and Waites Road communities. All of these communities have blighted brownfield properties with unknown environmental conditions that hinder the CHDC's efforts to attract new development.

Two Notch Development Corporation (TNDC)

The Two Notch Development Corporation (TNDC) was formed by the Columbia City Council to create quality-housing opportunities for the residents along the Two Notch corridor. TNDC develops communities that provide top-quality educational, social, and supportive services. TNDC and its P.O.W.E.R. Center Provides Opportunities for Work by Empowering Residents through a state of the art technology center that allows students to learn basic computer skills including Internet navigation while emphasizing job search techniques, personal career goal setting, communication, and conflict resolution skills. The P.O.W.E.R. Center received the South Carolina State Housing Achievement Award in 2003 for the services it provides to the residents and citizens of the City. The TNDC is responsible for the development of residential projects off the commercial Two Notch Road corridor, and it has struggled to grasp the environmental conditions that exist on brownfield properties that potentially impact its developments.

City of West Columbia

The City of West Columbia, South Carolina, was first chartered as a town in 1894 under the name Brookland. The town was called Brookland because of the vast number of clear water brooks throughout the area. In 1936, the charter was changed to West Columbia. Brookland's first major concentration appeared in the area bordering the west side of the Congaree River known as "the village." It sprung up mainly as a source of housing for employees of the mills on the eastern shore of the Congaree and along the Columbia Canal. At first, boats were used to ferry workers from Brookland to Columbia until the Guignard family built the first bridge across the Congaree River. Today, a new version of Guignard's bridge spans the Congaree, connecting West Columbia's "village" with Columbia's "Congaree Vista."

West Columbia has started to revitalize the village area and transform it into a natural extension of the Vista's entertainment and shopping district. In addition, the City is actively developing greenways and recreational areas along the riverfront. These developments offer access to the river with minimum impact on the natural areas. Unfortunately, in certain areas of West Columbia, properties with environmental uncertainty have slowed or even halted these redevelopment efforts.

The Congaree Coalition

Numerous brownfields in struggling neighborhoods of the Congaree Region stand as symbols of the community's plight. The empty, dilapidated, forgotten structures and overgrown fields are psychological factors in the decline of the community. Residents see them as signs of poor community cohesion, pictures of how the neighborhood is not being well maintained, and

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reminders of how the rest of the area's growth and prosperity have bypassed their communities. They are reminders of the difficulty of attracting new investment to infill urban areas. The environmental uncertainty associated with these industrial, railway, warehouse, or petroleum properties inhibits their redevelopment and the redevelopment of neighboring properties. Coalition partners have already identified numerous sites potentially contaminated with petroleum or hazardous substances that are hindering our efforts for redevelopment within our communities. These sites include but are not limited to the following.

- City of Columbia & CDC
 - Columbia Owens Downtown Airport and the Columbia Owens Commercial Corridor – Sites with potential hazardous-substance contamination include the Curtiss-Wright Hangar (asbestos and lead-based paint), a former brass plating facility (metals), a former laundry for the Savannah River nuclear site (chlorinated solvents and radiological contamination), and an asphalt emulsion plant (volatile and semi-volatile organics, heavy metals, PCBs).
 - Vista and Downtown City Center Areas – Several sites with potential hazardous-substance contamination, including two former railroad warehouses (arsenic, pesticides, and herbicides), former dry cleaners (chlorinated solvents), and a metal recycling yard located near the City's new convention center (metals); plus, several former gas stations (potential petroleum constituents, such as benzene and toluene).
- ECDC
 - Eau Claire/North Columbia Community – The ECDC is focusing on the redevelopment of the community's "gateway" corridors - North Main Street, Farrow Road, River Drive, Fairfield Road, and Monticello. A streetscape beautification project is currently underway on North Main Street - replacing curbs and gutters, adding brick pavers for sidewalks, installing new street lights, plantings, and placing site furnishings. However, this beautification project can do little to hide the abandoned, blighted former service stations that appear at almost every major intersection. These petroleum brownfields lining the major "gateway" arteries are the first impressions and the lasting images that passersby retain of Eau Claire and North Columbia.
 - Eau Claire/North Columbia Community – Potential hazardous-substance brownfield sites along these "gateway" corridors consist mainly of former dry cleaner sites (chlorinated solvents), automotive paint and body shops (volatile and semi-volatile organics, heavy metals), and storage/warehouse facilities that may have been used to store chemicals and other hazardous materials.
- CHDC & TNDC
 - Two Notch Corridor -- TNDC has identified an abandoned five-acre, automobile repair shop with the potential for hazardous substance and petroleum contamination as a tier-one catalyst for redevelopment in the area. In addition, a weekly rental motel and a small retail store may have asbestos and lead based paint contamination. The community sees the potential of these properties and envisions a mixed-use development, consisting of ground floor office/retail and second floor office or residential. Neighboring Benedict College and nearby Providence Hospital make the site appealing for this type of redevelopment.
 - Two Notch Corridor – Two Notch Road has numerous blighted and underutilized former gas stations, service stations, automotive repair shops, former dry cleaners (chlorinated

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solvents), and light industrial (possible pesticide, herbicide, chlorinated solvent, volatile and semi-volatile organic, and PCB contamination) sites.

- City of West Columbia
 - Meeting Street Corridor, extending from the Congaree River west to State Street -- Eight derelict properties with unknown environmental history (potential hazardous-substance and petroleum contamination) are located along this corridor.
 - The Old Charleston Highway Corridor -- This “gateway” to the City from the south and Interstate 26 (I-26) contains at least five (5) potential petroleum brownfield properties and leaves a negative impression of the community on residents and visitors.
 - Community-Wide – Ten additional blighted sites have been identified in low to moderate income areas of the City, including rundown warehouses, services stations, light industrial complexes, vacant property of unknown environmental conditions, and a junk yard littered with unknown potential environmental hazards.

As this informal inventory shows, there is no shortage of brownfield properties for the Congaree Coalition to address. Under this grant, the Coalition will be able to build and expand upon Columbia’s successful brownfields program. This grant will continue the environmental assessments that are so vital in removing blight and spurring economic redevelopment in the most depressed areas of our Cities.

ii.) *Health and welfare of sensitive populations*

Portions of the Coalition area are within the Sumter/Columbia Empowerment Zone (SCEZ). The SCEZ Strategic Plan, "Facing the Future Together" is a holistic blueprint to surmount the difficult challenges facing two of the most troubled communities in the Palmetto Region of South Carolina. The target areas of the SCEZ suffer from an unemployment rate that is twice the national average. Approximately 14,988 persons reside within the SCEZ in the City of Columbia. The percentage of families (34.2%) and individuals (39.1%) living below poverty in this area is nearly double the percentages for the entire city (17.0% and 22.1%, respectively). Residents in this area are more likely to be a minority, especially Black or African American, and are significantly less likely to have graduated from high school or obtained a Bachelor’s degree. On August 29, 2001, it was noted in *The State* newspaper that while Richland School District One saw a SAT score increase from 929 to 941, CA Johnson and Eau Claire High Schools, which fall in Columbia's Empowerment Zone, fell by 4% and 1%, respectively.

The Congaree Region is home to a growing migrant worker and Hispanic population. Due to the large increase in the Hispanic population throughout South Carolina in recent years, census information on this demographic is not accurate. A large portion of Columbia Farm’s employees (one of the largest employers in West Columbia) are from the Hispanic community. This population lives near and around properties identified in West Columbia as potential brownfields. In 1998, the City established a Community Empowerment Center (CEC) in the Lakeview Education Center, a former middle school situated in a low-to-moderate income neighborhood with brownfield sites. Through the Center, West Columbia provides outreach programs to citizens who need assistance because of disabilities, childcare constraints, unemployment, or impoverishment. The CEC also conducts specific outreach targeted to the Hispanic community.

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Demographic	Empowerment Zone	City of Columbia	City of West Columbia	South Carolina
Population	23,717	124,818*	13,907*	4,407,709*
Percent Minority	80.5%	50.8%	28.5%	24.9%
Percent Black or African American	76.7%	46.0%	19.8%	12.3%
Population 25 years: High School Graduate or Higher	67.8%	82.3%	78.6%	76.3%
Bachelor's Degree or Higher	17.6%	35.7%	20.6%	20.4%
Median Household Income	\$18,112	\$31,141	\$30,999	\$37,082
Families Below Poverty Level	34.2%	17.0%	12.8%	10.7%
Individuals Below Poverty Level	39.1%	22.1%	16.8%	14.1%

Source: U.S. Census 2000 & 2007-Estimated* (<http://www.census.gov/>; accessed November 2008)

b. Financial Need

i.) Economic impact of brownfields on targeted community

Portions of the Coalition area, specifically North Columbia, Eau Claire, and the Two Notch Corridor are within the SCEZ. The target areas of the SCEZ suffer from an unemployment rate that is twice the national average. The percentage of families (34.2%) and individuals (39.1%) living below poverty in this area is nearly double the percentages for the entire city (17.0% and 22.1%, respectively). Residents in this area are more likely to be a minority, especially Black or African American, and are significantly less likely to have graduated from high school or obtained a Bachelor's degree. The City of Columbia as a whole has a lower median household income than the rest of the State and a greater percentage of individuals and families below the poverty level.

West Columbia has also has seen an increase in poverty and economic struggles in their community. The family poverty level is 2.1 percentage points higher than the rest of the State, and they have an increasing migrant Hispanic population that is not accounted for in the 2000 Census data.

As the demographics in the above table illustrate, the Coalition area has suffered from the effects of suburban flight experienced throughout the country's inner cities. Those with the means fled the older, urban core and environmental contamination associated with the brownfields for new suburban housing. The City's industrial past has left the area with lower-income neighborhoods struggling with brownfields sites in their midst.

Despite these seemingly insurmountable obstacles to change, these communities are committed to making a difference. The focus includes the creation of a thriving private sector, investment in infrastructure improvements to better businesses, and the provision of a well-trained, educated, skilled work force. In keeping with the goal of empowering individuals and neighborhoods, Coalition members will partner with community organizations to identify potential brownfield sites, prioritize assessment activities, and envision redevelopment options. Neighborhood groups are already promoting active citizen participation in empowering residents in creating friendships

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among neighbors, community ownership and leadership, and shared responsibilities. This community empowerment is resulting in exciting private/public partnerships that will ensure these areas of the Coalition are desirable neighborhoods to live, work, and play.

ii.) *Fiscal condition*

Coalition partners have found it ever increasingly difficult to lure prospective purchasers and developers into the blighted and run-down communities. While some Coalition areas have remained attractive to development, poorer neighborhoods continue to struggle. Through Columbia's existing brownfield grants, the brownfield team has recognized that developers need incentives for many of these sites. Without the assistance from the brownfields program, developers find that the economics of the project are not feasible.

The budgets of Columbia (including the development corporation partners) and West Columbia do not include any funding for the assessment and redevelopment planning of properties in the region. The development corporations rely on grant funds like these to accomplish their missions. Local governments are especially being affected by the economic downturn. As sales decrease, sales tax collections decline, and the State is forced to cut aid to municipalities. The slowdown in real estate construction has negatively impacted revenue from permits and fees and reduced the growth of the property tax base. Meanwhile, the Coalition partners are also faced with high costs for fueling its fleets of police cars, city cars, etc. Therefore, these cities are not available to fund brownfield assessments.

Although the City of Columbia has addressed several brownfield properties with their current community-wide hazardous and petroleum assessment grants, the Coalition has identified several more brownfield properties that need to be assessed. All of the grant funds from the assessment grant have already been expended or earmarked and nearly 75% of the funds from the petroleum grant have been expended or are earmarked.

2. Project Description and Feasibility of Success

a. Project Description

i.) *Proposed Project*

This Community-Wide Brownfields Coalition Assessment Grant will continue the successful brownfields redevelopment program established by the City of Columbia. The Coalition's brownfields program will be jump-started by these funds and will leverage the lessons learned from the City of Columbia. The Coalition plans to use these funds to improve the overall environmental and economic health throughout the community by continuing our efforts towards redevelopment throughout the Congaree Region.

Specifically, the Coalition intends to use these monies for the environmental assessment and redevelopment planning on brownfields properties throughout the Coalition area, focusing on the SCEZ and other struggling neighborhoods. Grant funds will be used for the following three (3) tasks: Community Outreach, Site Inventory and Assessment, and Cleanup/Redevelopment Planning.

As the EPA is well aware, community outreach is vital to the success of any public endeavor. The Congaree Region has well established community organizations. These community partners are well aware of the Coalition's efforts to attract brownfield redevelopment funding and welcome the opportunity to be involved in educating the local communities on environmental

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issues. The Coalition will reach out to all community members to invite participation and provide information and updates on the project's progress.

Coalition members will continue to build a portfolio of potential brownfield properties, and residents, community groups, and economic development organizations will be encouraged to identify sites. Sites will be selected for assessment based on their potential for redevelopment and public benefit. The Coalition will ask stakeholders to identify needs, establish priorities, and develop consensus on site selections. Phase I and II Environmental Site Assessments (ESAs) will then be conducted on high priority sites. Clarifying the environmental issues on the properties will be the key to facilitating redevelopment efforts.

Coalition members already have a vision for their respective neighborhoods. Active neighborhood members are working to create an environment free from blight and despair to one full of hope and vibrancy. In part, these grant funds are expected to be used to help bring these visions to reality by revitalizing these brownfield properties and returning them to productive use.

b. Budget for EPA Funding and Leveraging other Resources

i.) *Project Tasks and Budget*

The Coalition is seeking funding in the amount of \$750,000 for hazardous substance contamination and \$250,000 for petroleum contamination. Funding will be used for community outreach, site inventory, environmental site assessment, and redevelopment planning on potential brownfield sites. The Coalition's goal is to ensure continued progress toward the revitalization of urban blighted areas throughout the Congaree Region.

Task 1 - Community Outreach

Public outreach activities will ensure that the revitalization efforts of the Coalition take into account the needs and expectations of residents, business owners, and patrons of the area with a special emphasis on those individuals who live and/or work within the neighborhoods affected by brownfields. Planned outreach activities consist of holding meetings with local residents, developing newspaper articles that describe the project and associated activities, meeting with prospective buyers and developers, and attending meetings, workshops, and conferences that are sponsored by the EPA and/or the South Carolina Department of Health and Environmental Control (SCDHEC). The Coalition will maintain an updated project website for citizens to access in order to provide input, receive updates on the status of the project, and learn of any upcoming scheduled community meetings. The Coalition will also develop and distribute project brochures that will help educate the community on the brownfields process and explain the events in the grant program. The brochure will also include contact information and describe how the community can get involved in the project. For specific targeted outreach to Hispanic communities near brownfield sites, brochures will be translated into Spanish.

The Coalition will work with established community groups to distribute brownfields program information and solicit community input on a semi-annual basis. For example, the Coalition will provide brownfield program updates to the Columbia Council of Neighborhoods (CCN) at every other one of their quarterly meetings. The CCN is a volunteer, community-based umbrella organization which coordinates the activities of over 90 city neighborhood organizations. Community leaders and neighborhood association chairpersons will then be able to educate and inform their respective constituents on the progress of the projects or issues that may be of

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importance to the particular community. These meetings will also allow the Coalition partners to solicit input on site selection and redevelopment planning. The Coalition will also use the resources of the Community Empowerment Center (CEC) in West Columbia to help educate residents in their area about brownfields and keep the public informed of the project's progress.

In addition to utilizing the existing network of community and neighborhood associations throughout the region, the Coalition partners are proposing to initiate a Congaree Regional Redevelopment Committee (CRRC) with representation from stakeholders from the entire Congaree Region, including Columbia, West Columbia, and the neighborhoods served by the Community Development Corporations. A member of each Coalition partner will sit on the CRRC along with other community and neighborhood leaders who are committed to continuing the redevelopment and revitalization vision for the region. The CRRC will meet quarterly to discuss brownfield redevelopment issues in the region, provide input and guidance on project activities, and assist in the prioritization and allocation of grant funds.

Task 2 – Site Inventory and Environmental Site Assessments (ESAs)

Clarifying the environmental issues is the key to further redevelopment efforts within the Coalition areas. The Coalition team will continue to compile a comprehensive site inventory throughout the project's period of performance. Sites will be identified, selected, and prioritized based on the following criteria: 1) threat to human health and the environment; 2) relevance to revitalization efforts and focus areas; 3) current ownership and their willingness to participate; 4) Size of property; 5) future development strategy; 6) impact on the community; and 7) degree of degradation. Phase I and Phase II ESAs will be focused on sites which are found to be a high priority for citizens and local leaders. Clarifying the environmental issues on these sites will provide the much-needed qualification and quantification of environmental concerns to move redevelopment forward and remove the obstacles for continued growth and infill of these urban centers.

The Congaree Coalition will also work closely with SCDHEC and EPA to ensure that properties considered for assessment are eligible under the grant's terms and conditions.

Phase I ESAs conducted under this project will be performed by qualified contractors and in accordance with American Society for Testing and Materials (ASTM) Standard E1527-05 and the EPA All Appropriate Inquiry (AAI) Final Rule. Phase II ESAs will be conducted by qualified contractors in accordance with ASTM E1903-97. It is anticipated that as many as 20 to 25 Phase I ESAs costing \$3,000 each will be conducted using the grant funds. Of these Phase I ESAs, the Coalition expects that six to eight will be conducted on petroleum sites. The Coalition anticipates spending the majority of the grant funding on 15 to 18 Phase II ESAs on the most critical sites throughout the Coalition areas. Phase II ESAs may range in cost from \$20,000 to \$80,000. The team anticipates completing three to six of these Phase II ESAs on petroleum sites. In addition to completing Phase I and II ESAs, consultants will complete site-specific Quality Assurance Project Plans (QAPPs), Health & Safety Plans (HSPs), Endangered Species Surveys, and Cultural/Historical Resource Surveys prior to Phase II ESA field work.

The Coalition will prepare a Quality Assurance Management Plan (QAMP) at the beginning of the project to identify and establish practices and procedures to ensure that the overall project will be implemented in a timely manner and provide acceptable, useable results according to guidelines and recommendations.

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Task 3 - Cleanup and Redevelopment Planning

The ultimate goal for redevelopment is to provide potential site developers and/or other stakeholders with documents that quantify and qualify the environmental risks on a particular property. Subsequent to assessment activities, the Coalition will develop remediation and cleanup plans on sites determined to be the highest priority. These activities will include the development of an Analysis of Brownfield Cleanup Alternatives (ABCA) by identifying potentially applicable remediation alternatives and estimating the nature, extent, duration, and cost of implementing site remediation activities. Data from Phase II ESAs in conjunction with any other data from environmental assessments available for the property will be used as the basis for evaluating potential remedial alternatives for a brownfield site. The Coalition anticipates developing 8 to 10 ABCAs/cleanup and redevelopment plans at a cost of \$4,000 to \$6,000 each. It is expected that two of these will be on petroleum sites. In addition, the Coalition plans to hold two to four visioning or redevelopment workshops to gather community input on redevelopment options for selected properties.

Sites selected for redevelopment will be based on reuse alternatives identified through community outreach activities. The Coalition partners will compare the potential land uses with the environmental impacts associated with the properties and the steps required to redevelop the property. The level of remedial action can then determine how to best meet the needs of the community. Consultants will also assist the Coalition in negotiating Voluntary Cleanup Contracts/Brownfields Agreements with SCDHEC as needed.

The proposed budget for this project is summarized in the following table:

Budget Categories (Programmatic Only)	Task 1 - Community Outreach	Task 2 - Site Inventory & ESAs	Task 3 – Cleanup & Redevelopment Planning	Total
Personnel				
Fringe Benefits				
Travel	\$25,000		\$25,000	\$50,000
Equipment				
Supplies	\$10,000		\$10,000	\$20,000
Contractual	\$50,000	\$800,000	\$80,000	\$930,000
Other (specify)				
Total	\$85,000	\$800,000	\$115,000	\$1,000,000

Personnel: With the exception of travel, activities performed by Coalition personnel on the project will not utilize funding from this grant and should be considered an in-kind contribution.

Travel: Travel expenses under this grant will be for Coalition personnel to attend meetings, workshops, conferences, and training from 2009 to 2012 with a focus on brownfields, environmental training, and/or sustainable redevelopment. In addition, the Coalition members anticipate attending brownfield-related meetings sponsored by SCDHEC and other agencies

Congaree Coalition – Metropolitan Columbia, South Carolina
Community-Wide Coalition Assessment Grant

providing training and conferences on green building, Leadership in Energy and Environmental Design (LEED), and sustainable redevelopment. Local travel to meet with community groups and perform project activities will be in-kind. Travel will be associated with Task-1 and Task-3.

Supplies: Supplies such as paper, binders, printer cartridges, and presentation materials will be needed to produce outreach materials (brochures, flyers, etc.). Supplies will also be needed to compile status reports and cleanup/redevelopment plans and to support community outreach events. Supplies will be needed by Coalition partners for Task-1 and Task-3.

Contractual: Contractual expenses are budgeted for all three tasks and make up approximately 93% of the total budget. Of the budgeted \$930,000, approximately 5.4% (\$50,000) will be spent on community outreach initiatives, and approximately 94.6% (\$880,000) will be spent where it is needed most - on property assessment and redevelopment planning. The Coalition anticipates retaining the services of a qualified, experienced brownfield consultant(s) to assist in completing the necessary tasks to make this a highly successful project. The Coalition will comply with the procurement procedures contained in 40 CFR 31.36 in selecting all consultants.

ii.) *Leveraged Funds*

This grant will be a continuation of the redevelopment efforts already underway across the Congaree Region. It will allow the team to continue to address some of the environmental issues that are slowing some of the redevelopment and revitalization efforts. Coalition partners will use the assessment and eventual redevelopment of brownfield properties to leverage the success of other programs to create an integrated and comprehensive redevelopment effort of the entire area. Potential funding sources include Empowerment Zone funding, general revenues, city bonds and Tax Incremental Financing (TIF).

In addition, Coalition partners are committed to identifying and securing additional funding as necessary to complete brownfields projects. Other potential funding sources include SCDHEC's Brownfields Cleanup Revolving Loan Fund (BCRLF), the EPA Cleanup Grant Program, the federal Department of Housing and Urban Development's Brownfields Economic Development Initiative (BEDI) grants, the Community Development Block Grant (CDBG) Program, and the Clean Water State Revolving Loan fund. In addition, the Coalition will leverage the expertise and success of the community development corporation's personnel in developing public/private partnerships to finance redevelopment projects.

c. *Programmatic Capability*

i.) *Current or past EPA Brownfields Grants*

The City of Columbia will serve as the lead partner for the Congaree Coalition, due to their lengthy history of successful EPA brownfield grants management. Currently, the City of Columbia is managing a Community-Wide Hazardous Brownfield Assessment Grant and a Community-Wide Petroleum Brownfield Assessment Grant awarded in 2006, totaling \$400,000. As of the third Quarter of 2008, Columbia had expended \$163,050.72. To date, an additional \$172,730 has been obligated for additional Phase I and Phase II ESAs and redevelopment planning, which brings the total of work completed to \$335,780.72. All existing hazardous substance grant funding has been expended or earmarked for expenditure within the next quarter. Only funds from the petroleum assessment grant will remain, and the City anticipates those funds will be expended by March 2009. During this grant, Columbia has completed all quarterly progress reports, MBE/WBE utilization forms, and annual financial status reports. Using

Congaree Coalition – Metropolitan Columbia, South Carolina
Community-Wide Coalition Assessment Grant

hazardous-substance grant funds, the City has conducted three Phase I ESAs and three Phase II ESAs on properties targeted for redevelopment in the city. One of the properties is a six-acre tract in the Brandon Acres/Cedar Terrace neighborhood that is being targeted for a mixed use redevelopment. The other two properties are located in the Olympia area and are to be purchased and included in the final 701 Whaley Street project. This project has already begun with a \$6.75 million successful revitalization of the property into high-end office and loft spaces. The two properties surrounding 701 Whaley will be added to the project for a total redevelopment of **\$11.75 million**. Using funds from the petroleum grant, Columbia was able to conduct a Phase I ESA and Phase II ESA on two parcels of property located along the North Main Street Corridor. The ECDC in partnership with Columbia College are investing **\$4.5 million** into mixed use redevelopment, including 4,000 square feet of commercial space and 40 student apartments. Unfortunately, the number of additional brownfield properties needing assessment greatly exceeds the grant funding remaining.

The City of Columbia was also awarded a \$200,000 Brownfields Assessment Pilot in 1999. All project funds were expended, and the project was closed in 2001. The City of Columbia was also awarded a \$500,000 Brownfields Cleanup Revolving Loan Fund Pilot in 2000. The Pilot was completed and closed in 2005.

During these pilot grants, Columbia completed all quarterly progress reports, MBE/WBE utilization forms, and annual financial status reports. The City realized significant success and greatly exceeded the goals of the project. The project completed assessments on three important sites, which have so far led to redevelopment investment obligated in the amount of **\$185 million**. After initial brownfields work was completed on one site, the \$30 million EdVenture Children's Museum was constructed and has been open since 2003. In addition to brownfield funding, the City of Columbia expended \$5 million in infrastructure improvements at the old Central Correctional Institute/Canal Side Project. After remediation of some contamination discovered by the Brownfields Pilot, this project site was sold to a developer for \$150 million and is currently being developed into a 750-900 residential, mixed-used community next to the historic Columbia Canal across the Congaree River from West Columbia. Also under this pilot, Columbia completed the cleanup of the Columbia Supply property, a strategically located site, located near the new Colonial Center and the Columbia Convention Center. Planning is currently underway for a **\$40 million** mixed-use project for the site.

The City of Columbia has more than nine years of experience in managing and administering EPA brownfield grants. The City has an established brownfields process that can benefit every Coalition partner, and the Coalition will leverage this process, knowledge, and successes in administering this brownfields grant. The Coalition assessment grant will be directed by Mr. Fred Delk, Executive Director of the CDC. Mr. Delk has served as the Project Director for all four of the previous EPA Brownfield Cooperative Agreements that the City of Columbia has received. He has been intimately involved in the brownfields process that has made Columbia a model grantee. The Coalition will follow Mr. Delk's leadership and expertise. Due to the technical nature of the project, the Coalition will again seek the services of an experienced, qualified brownfields consulting group through a competitive bid process per 40 CFR 31.36. The selected firm(s) will be tasked to accomplish the technical and programmatic aspects of the grant within the federal procurement guidelines. The Coalition will monitor the progress of the subcontractor in meeting program deadlines to ensure that the project is completed on time and within budget.

Congaree Coalition – Metropolitan Columbia, South Carolina
Community-Wide Coalition Assessment Grant

ii.) *History of Managing Grants*

The City of Columbia has successfully managed four previous EPA Brownfield Cooperative Agreements as described above.

3. Community Engagement and Partnerships

a. Community Involvement

Community involvement is critical to the success of this brownfield project. As stated earlier, the Coalition plans to work closely with community organizations, such as the CCN and CEC. In addition, the Coalition will establish the CRRC in order to involve and educate the entire Congaree Region on brownfields and the brownfields process, solicit input from community members and partners, and update residents of the project status. Coalition partners, interested residents, and community organizations will be invited to join and/or assist the CRRC and play an integral role in continuing the revitalization of the region. The Coalition's aim is to involve communities and encourage the public to take active roles in efforts to better their community and their own lives. Community residents are valuable tools in understanding the needs and aspirations of the neighborhood. The CRRC will meet quarterly and be charged with providing input and guidance on project activities, assisting in the prioritization and allocation of grant funds, and tackling brownfield redevelopment issues in the region. The Coalition will also attend every other quarterly meeting of the CCN to solicit community input and provide updates on the project status. In addition, we will maintain a project website where citizens can keep abreast of the project and provide input on brownfield sites, redevelopment visioning, and planning. Project brochures will be developed and updated as needed in order to distribute quickly to affected communities. Specific targeted brochures in Spanish will be developed for outreach to the Hispanic community near brownfield sites. The Coalition will also hold public meetings and community forums as needed and desired by community members.

The Coalition will also work to address the communication needs of under-represented communities, especially the large population of migrant Hispanics in the Coalition area. The West Columbia CEC specializes in outreach to the Hispanic population and will, therefore, assist the Coalition with targeted outreach and translating program materials into Spanish on an as needed basis. The Coalition, property owners, and the community are committed to continuing the successes of the brownfield program and other ongoing redevelopment projects.

b. Partnerships with Environmental and Health Agencies

Through their nine years of the experience in the brownfields program, lead Coalition member, Columbia, will draw upon its numerous relationships with local and state partners to ensure the continued success of this grant. These deep rooted partnerships and relationships will allow the program to run efficiently with little waste of grant funding on learning the brownfield process and system. More dollars can be spent on property assessment, and ultimately, the end goal of redevelopment. SCDHEC will assist with site eligibility determinations; the technical review of assessments, specific work plans, cleanup plans (ABCAs); and development of brownfields Voluntary Cleanup Contract (VCC) agreements.

The SCDHEC VCC Program provides some of the best third party liability protections in the southeast, and Coalition members have pre-existing relationships with program staff, experience, and knowledge of the VCC program. Coalition members will make efforts to enter into non-responsible party VCC contracts based on information learned during these brownfield Phase I and Phase II ESAs and prior to the purchase of any brownfields property, where applicable. We

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Community-Wide Coalition Assessment Grant**

will also encourage any private party redeveloping a brownfield site to take advantage of the program as well. Financial incentives are available for these non-responsible parties who have entered into the VCC program, including state corporate income tax credit for expenses incurred by a taxpayer in cleaning up a site, jobs tax credit in the amount of an additional \$1,000 to established job tax credits, property tax exemption with county concurrence, and fees in lieu of property taxes with a \$1 million threshold minimum.

c. Community Organizations

The Coalition has already developed several partnerships with public, private, and community-based organizations that will help to ensure appropriate and sustainable assessment, cleanup, and redevelopment of brownfields. The team will also seek opportunities for new relationships as it progress through site assessment and cleanup planning in our community. The following table provides a brief description of the valued community partners who have committed their support to this brownfields grant. Please see their attached letters of support for more detailed information.

ORGANIZATION	DESCRIPTION	CONTACT	ROLE	PHONE #
Columbia Council of Neighborhoods (CCN)	Provide agenda time 2 times a year during their quarterly meetings to update and solicit information. Solicit membership for representation on CRRC.	Tige Watts	CCN President	803-237-3396
River Alliance	Green redevelopment technical support, site identification, particularly related to the 3 Rivers Greenway, and member on the CRRC	Mike Dawson	CEO	803-765-2200
University of South Carolina (USC)	Space for community meetings, input on properties and redevelopment planning	John Parks	Associate Vice President	803-777-5458
City Center Partnership	Site inventory, support work/planning, meeting space	Matt Kennell	President & CEO	803-233-0620
West Columbia Metro Chamber of Commerce & Visitor's Center	Work with community on redevelopment visioning/planning, identifying priority sites	Gregg Pinner	Executive Director	803-794-6504
Greater Columbia Chamber of Commerce	Identify priority sites, provide space for community meetings and /or visioning and planning sessions	Ike McLeese	President & CEO	803-733-1110
Community Empowerment Center	Assist low- moderate income neighborhoods and communities (especially Hispanic Community) on education and outreach, translate Spanish if necessary	Sandy Nieves	Community Liaison	803-7911880
Central South Carolina Alliance	Use property data base to identify priority sites, collaborate with stakeholders and provide redevelopment technical assistance	G. Michael Briggs	President	803-733-1131

**Congaree Coalition – Metropolitan Columbia, South Carolina
Community-Wide Coalition Assessment Grant**

ORGANIZATION	DESCRIPTION	CONTACT	ROLE	PHONE #
Congaree Vista Guild	Provide a member to the CRRC, communication with local stakeholders, distribute information	Deirdre Mardon	Executive Director	803-269-5946
Columbia College	Hold community outreach meetings and educate surrounding community on brownfields issues	Caroline Whitson, Ph.D.	President	803-786-3178
Benedict College Division of Community Development	Community meeting space, priority site selection, student interns interested in environmental issues	Jabari Simama	Vice President	803-705-4782
West Columbia Beautification Foundation	Identify priority sites, general support	Jake Moore	Chairman	803-939-8600
National Brownfields Association – South Carolina Chapter	Provide technical support on sustainable redevelopment visioning and planning	Gail Rawls Jeter	Coordinator	803-929-6059
Eau Claire Community Council	Assist with community notifications and outreach, and provide assistance in facilitating meetings with community groups	Henry Hopkins	Executive Director	803-691-1168

4. Project Benefits

a. Welfare and/or Public Health

Assessing, remediating, and redeveloping brownfield sites can only have a positive impact on the health and welfare of communities. Contaminated soil and groundwater from hazardous and petroleum sites threatens sensitive populations with numerous potential acute and chronic health effects, ranging from skin rashes and coughs to cancer and death. This brownfield assessment grant will be used to continue efforts to identify, assess, and eventually (with other funds) remediate brownfields properties that may be adversely affecting the health and welfare of the community. Remediation of properties will reduce exposure risks, and the redevelopment of blight will bring a renewed sense of hope to the affected communities. Therefore, the Coalition will use the majority of grant funds on Phase I and Phase II ESAs to identify and assess both hazardous substance and petroleum contaminated sites. These assessments will seek to determine the potential exposure risks to human health on the site, neighboring properties, and natural resources. Assessment and cleanup planning efforts at these sites will use risk-based criteria and consider the community need and proposed end use of the property.

During Phase II ESA field work and redevelopment activities, every effort will be made to protect nearby and sensitive populations, such as children and elderly residents, from potential exposure to hazardous chemicals and materials by strictly following the safety procedures that will be outlined in site-specific environmental Health and Safety Plans. Soil and groundwater sampling will be conducted by trained field personnel, and exposure to non-surficial soils and/or groundwater is not anticipated beyond that of the sampler. Should analyzed surface soils present an exposure threat, appropriate measures, such as signs (in English and Spanish, if appropriate) and/or barricades, will be utilized to warn residents and passersby, restrict access, and limit the exposure potential. In addition, all investigative derived waste (IDW), consisting of soil cuttings from boring installation and groundwater from monitoring well development and purging, will

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Community-Wide Coalition Assessment Grant

be properly containerized and disposed of in accordance with all local, state, and federal regulations.

b. Economic Benefits and/or Greenspace

i.) Economic Benefits

Meaningful redevelopment of abandoned and underutilized brownfield properties is essential to the economic growth of any city, and the Congaree Region is no different. As shown by previous successes with EPA brownfield grant funds, our Coalition is extremely motivated to continue the redevelopment and revitalization of our neighborhoods and commercial districts. The environmental assessment of these brownfield properties will help to eliminate the environmental uncertainty, increasing the marketability of these properties to prospective purchasers and developers. The redevelopment of brownfield sites will in turn create employment and increase tax revenues. Our lead Coalition member, the City of Columbia, has been able to leverage \$600,000 of EPA Brownfield Grants to facilitate over \$194 million in investment and redevelopment (with more in the works).

The success of the Congaree Vista district in the City of Columbia demonstrates that a small investment in a community committed to the redevelopment of brownfields can yield a large return. Due in part to the Brownfields grant the City received in 1999, the Congaree Vista area is now a thriving shopping and entertainment district. Investment has created a huge tax base with property values skyrocketing in some areas by 35% in just five years. Business gross income in the center of the Vista has increased over 10 years from \$95 million dollars to over \$150 million. The number of businesses has steadily increased with a proliferation of diverse retail, arts, antiques, decorative arts stores, restaurants, and bars. Two hotels have been built in the last three years, and at least two more hotels are in the planning stages. The Vista is also the center of the design community with architects, design firms, advertising agencies, and attorney offices all taking advantage of the vibrancy and creativity of the district. Thanks to brownfields funding and the City's commitment, residents of the Congaree area have the opportunity to enjoy the benefits of this vibrant revitalization of the Vista district.

"Our progress is real. Columbia's renaissance no longer requires faith to believe, only eyes to see. No matter how you define it, Columbia really is a renaissance city." - Bob Coble, Mayor of Columbia

The Congaree Coalition is committed to building upon that success and expanding the revitalization efforts and its associated economic benefits throughout the Coalition area.

ii.) Other Non-Economic Benefits

The Coalition partners are also committed to maintaining a vibrant and healthy community. Residents need safe, open spaces in which to exercise and recharge their mental health through a connection to the outdoors and nature. The Three Rivers Greenway project is a collaboration of area municipalities and communities dedicated to restoring and preserving the scenic beauty of the Congaree River. Residents of the Congaree Region, and visitors alike, flock to and enjoy the Greenway as a place to get away and relax. The City of Columbia and the University of South Carolina (USC) have also included new green spaces in the Innovista Redevelopment Plan. Innovista is a unique public/private partnership venture focusing on alternative energy, including hydrogen fuel cell technology, research. The Innovista research campus is located on former downtown industrial sites between USC and the Vista on the shores of the Congaree River. It is

Congaree Coalition – Metropolitan Columbia, South Carolina
Community-Wide Coalition Assessment Grant

designed to integrate public and private sector research in high-tech, high-density facilities. This \$250 million investment will be an economic catalyst that will raise the state's per-capita income and quality of life by attracting knowledge-based businesses and high-paying jobs. The City of Columbia, through the Innovista project, has committed to building and expanding a waterfront park, greenway trails, and recreation spaces along the eastern shore of the Congaree River. Meanwhile, West Columbia began redeveloping their riverfront properties within the last 10 years and now has a well-used, well-loved amphitheater as well as biking and hiking trails along the western shore of the Congaree. By assessing environmental uncertainties on properties located in around the region, brownfields can be redeveloped and turned into green space that will connect and integrate the existing trails and parks to enrich the lives of citizens who work and live near the Congaree.

c. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse

The Coalition members are also committed to the sustainable redevelopment of brownfields. Innovista, an integral part of the Congaree Region's redevelopment and revitalization, will be a leader in sustainable development with buildings being LEED certifiable. The area will be walking and biking friendly, which will encourage citizens, employees, and visitors to use their legs instead of their cars. USC has laid the foundation for green building in its new developments with its three-year-old green West Quad residence hall, which was built with recyclable materials and features numerous conservation features. The West Quad achieved Silver LEED certification from the U.S. Green Building Council and is the largest green student housing development in the nation. Many of USC's shuttle buses run on bio-diesel fuel, a mix of soybean oil and traditional diesel, which helps conserve energy and decrease pollutants. The current Three Rivers Greenways paths that line much of the Congaree River will be expanded to tie into a new riverfront city park, the new baseball stadium, and USC's Wellness & Fitness Center. And, Columbia Mayor Bob Coble has signed the U.S. Mayors Climate Protection Agreement to combat pollution, which earned a "Cool City" designation from the Sierra Club.

Through these and other redevelopment and revitalization efforts, the Congaree Region and Coalition partners have become increasingly aware of the importance of environmental conservation and sustainable development. With this grant, the Coalition will encourage infill development in areas where developers have historically shied away from. This infill development will rely on the already existing infrastructure and slow urban sprawl into green fields. Coalition partners are committed to attending training sessions and seminars on "green" building techniques and sustainable redevelopment practices and will bring these lessons learned back to the community for implementation. This brownfield grant will provide funding for community leaders and planners to take part in these educational opportunities. Furthermore, the South Carolina Chapter of the National Brownfields Association (NBA) will provide technical advice and guidance on sustainable practices throughout the project.

d. Tracking and Measuring Progress

The Coalition plans to work closely with their EPA project manager, SCDHEC, and the community to set realistic goals for the brownfields project based on the output and outcomes measurements in the following table or additional ones identified during the course of the project. The Coalition will track and measure progress to achieving the goals and will meet at least quarterly with the EPA project manager to review the status of the project.

**Congaree Coalition – Metropolitan Columbia, South Carolina
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Task	Output Measurement	Outcome Measurement
Task 1 – Community Outreach	# of CRRC Meetings Held # of Public Meetings # of Community Group Meetings Quantity of Outreach Materials Distributed # of Public Announcements Printed/Aired	# of Attendees at Meetings # of Attendees at Meetings # of Groups and Attendees # of Public Inquiries Received Circulation
Task 2 – Site Inventory and ESAs	# of Phase I Assessments # of Endangered Species and Cultural History Surveys # of Phase II Assessments (QAPP, SAP, Phase II Report)	# and Acres of Property Assessed # and Acres of Property Surveyed # and Acres of Property Assessed
Task 3 – Cleanup and Redevelopment Planning	# of ABCAs # of Redevelopment Plans	Acres Redeveloped into Greenspace Dollars Leveraged in the Redevelopment Jobs Leveraged and/or Created Tax Impact of Redeveloped Properties

**Congaree Coalition – Metropolitan Columbia, South Carolina
Community-Wide Coalition Assessment Grant**

ATTACHMENT A

Coalition Commitment Letters & Memorandum of Agreement (MOA)



"EVERYBODY COUNTS, EVERYBODY CONTRIBUTES, EVERYBODY BENEFITS"

November 7, 2008

Environmental Management Support, Inc.
Attn: Mr. Don West
8601 Georgia Avenue, Suite 500
Silver Spring, MD 20910

Re: Columbia Coalition Community-Wide Assessment Grant
Coalition Member Letter of Commitment

Dear Mr. West:

The City of Columbia is pleased to be the lead member and sponsor of a Community-Wide Brownfields Assessment Grant Application to the U.S. Environmental Protection Agency (EPA).

We are fully committed to continuing our redevelopment and revitalization efforts throughout the City. We believe that by coordinating with our neighbor, West Columbia and the City of Columbia's Development Corporations, we can develop an integrated redevelopment approach, leverage our strengths, and return our brownfields to productive use. In support of this commitment, we have drafted a Memorandum of Agreement between the coalition members and a signed copy is attached.

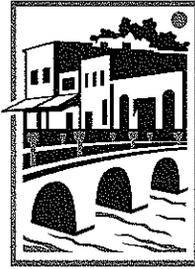
We look forward in continuing our relationship with the EPA through the Brownfields Program.

Sincerely,

Charles P. Austin, Sr.
City Manager

**CITY OF COLUMBIA
OFFICE OF THE CITY MANAGER**

JENNIFER T. CUNNINGHAM
City Administrator
MYRON F. CORLEY
Deputy City Administrator
BRIAN E. CARTER
Zoning Administrator
RICHARD K. HODGE, CPA
City Treasurer
MARTA V. MCKINNON, CMC
City Clerk
JOSEPH W. "JOE" OWENS
Utilities Director
DONNA M. SMITH
Director of Economic Development



City of West Columbia
Bridging Past, Present and Future

BOBBY E. HORTON
Mayor
TOMMY G. PARLER
Mayor Pro-Tem
ERIC L. FOWLER
L. DALE HARLEY
JACK L. HARMON
BOYD J. JONES
MARSHA J. MOORE
CATHY SHANNON
B.J. UNTHANK
Council Members

November 10, 2008

Environmental Management Support, Inc.
Attn: Mr. Don West
8601 Georgia Avenue, Suite 500
Silver Spring, MD 20910

Re: Columbia Coalition Community-Wide Assessment Grant
Coalition Member Letter of Commitment

Dear Mr. West:

The City of West Columbia is pleased to participate in the Community-Wide Brownfield Assessment Grant Application to the U.S. Environmental Protection Agency (EPA) and partner with the City of Columbia as the lead applicant. As a community that previously has not participated in EPA programs this Coalition will expand our opportunity for economic development and reuse of a number of identified targeted Brownfields properties. We believe that by coordinating with the lead applicant, the City of Columbia and the city's development corporations, we can develop an integrated redevelopment approach, leverage our strengths, and return our Brownfields to productive use. In support of this commitment, we have drafted a Memorandum of Agreement between the coalition members and a signed copy is attached.

We look forward in continuing our relationship with the EPA through the Brownfields Program.

Regards,

A handwritten signature in cursive script that reads "Jennifer T. Cunningham". The signature is written in black ink and is positioned above the typed name and title.

Jennifer T. Cunningham
City Administrator

JTC:mvm



PO Box 734
Columbia SC
29202

November 10, 2008

911 Lady Street
Suite C
Columbia SC
29201

Environmental Management Support, Inc.
Attn: Mr. Don West
8601 Georgia Avenue, Suite 500
Silver Spring, MD 20910

803.988.8040
803.988.8039

Re: Columbia Coalition Community-Wide Assessment Grant
Coalition Member Letter of Commitment

Dear Mr. West:

The Columbia Development Corporation is excited about the planned application for a Community-Wide Brownfield Assessment Grant Application to the U.S. Environmental Protection Agency (EPA) and the partnership that has been formed with the Community Coalition. The Columbia Development Corporation is a city-owned non-profit, assisting development of the Vista and South Columbia areas. These areas include Innovista, the University of South Carolina research campus, and the Owens Field area, both former industrial and railroad related districts and are area full of Brownfields and properties with environmental challenges that prevent redevelopment challenges. The proposed Coalition will help build partnerships and leverage our strengths to return our Brownfields to productive use. In support of this commitment, we have drafted a Memorandum of Agreement between the coalition members and a signed copy is attached.

The CDC is a quasi-governmental agency under the direct guidance and supervision of the City of Columbia. I report directly to the City Manager. One city council member sits on our board or directors and our budget is directed and funded by the City Council. We were chartered in (year) as agents of the City to promote economic redevelopment of (area).

We look forward in continuing our relationship with the EPA through the Brownfields Program.

Regards,

Fred Delk
Executive Director

Eau Claire Development Corporation

4300 North Main Street, Columbia, SC 29203

Office (803) 988-8052 Fax (803) 754-8097

November 10, 2008

Environmental Management Support, Inc.

Attn: Mr. Don West

8601 Georgia Avenue, Suite 500

Silver Spring, MD 20910

Re: Columbia Coalition Community-Wide Assessment Grant
Coalition Member Letter of Commitment

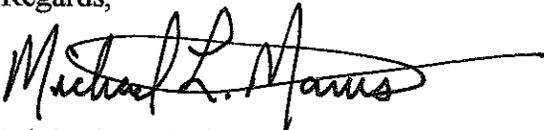
Dear Mr. West:

The Eau Claire Development Corporation (ECDC) is pleased to participate in the Community-Wide Brownfield Assessment Grant Application to the U.S. Environmental Protection Agency (EPA) and partner with the City of Columbia as the lead applicant. The ECDC is a quasi-governmental agency under the direct guidance and supervision of the City of Columbia with the Executive Director and staff as municipal employees. There are four city council member seats and/or designees on our 17 member board of directors and our budget is directly funded by the City Council. We were chartered in 1993 as a 501C3 non-profit entity of the City to promote conservation, revitalization, and economic redevelopment of the Eau Claire North Columbia municipal area.

As a quasi-governmental organization assisting the City of Columbia with the economic development effort, the Brownfields Coalition will provide assistance in identifying and providing redevelopment opportunities for a number of Brownfield sites we have identified in the northern part of the city. Coordinating with the City of Columbia as the lead applicant, the City's development corporations and the City of West Columbia can jointly leverage our collective strengths to return our Brownfields to productive use.

In support of this commitment, we have drafted a Memorandum of Agreement between the coalition members and a signed copy is attached. We look forward to continuing our relationship with the EPA through the Brownfields Program.

Regards,



Michael L. Manis

Executive Director

Eau Claire Development Corporation

"A catalyst agency for conservation, revitalization, and economic opportunity throughout Eau Claire \ North Columbia."

"Established by the City of Columbia in 1993."

"One Mission, One Message, One Columbia"



COLUMBIA HOUSING
DEVELOPMENT CORPORATION

November 10, 2008

Environmental Management Support, Inc.
Attn: Mr. Don West
8601 Georgia Avenue, Suite 500
Silver Spring, MD 20910

Re: Columbia Coalition Community-Wide Assessment Grant
Coalition Member Letter of Commitment

Dear Mr. West:

On behalf of the Columbia Housing Development Corporation and the Two Notch Development Corporation we are glad to participate in the Community-Wide Brownfield Assessment Grant Application to the U.S. Environmental Protection Agency (EPA) and partner with the City of Columbia as the lead applicant. Both the CHDC and TNDC are organizations sponsored by the City of Columbia to assist and target housing and commercial redevelopment in low-income areas of the city. We have identified a number of potential Brownfields throughout the areas we serve. The redevelopment of these sites will spur development, create jobs and increase the quality of life for our citizens. The proposed Coalition will help build partnerships and leverage our strengths to return our Brownfields to productive use. In support of this commitment, we have drafted a Memorandum of Agreement between the coalition members and a signed copy is attached.

Both the CHDC and TNDC are quasi-governmental agencies under the direct guidance and supervision of the City of Columbia. The Executive Director of each organization reports directly to the City Manager. One city council member holds a position on our board of directors and our budget is directed and funded by the City Council. CHDC was chartered in 1991 and TNDC was in 1989 as agents of the City to promote housing and economic redevelopment in communities surrounding Two Notch Road, Millwood Avenue and Gervais Street. We look forward in continuing our relationship with the EPA through the Brownfields Program.

Regards,

Deborah Livingston
Executive Director
TN Development Corporation
Columbia Housing Development Corporation



BROWNFIELDS ASSESSMENT COALITON
MEMORANDUM OF AGREEMENT (MOA)
BETWEEN THE FOLLOWING PARTIES:
City of Columbia (Columbia)
City of West Columbia (West Columbia)
Columbia Development Corporation (CDC)
Eau Claire Development Corporation (ECDC)
The Columbia Housing Development Corporation (CHDC)
TN Development Corporation (TND)

This Memorandum of Agreement (MOA) documents the roles and responsibilities of the various parties involved in the Assessment Coalition with regard to EPA Cooperative Agreement No: BF _____.

1 On _____ EPA awarded the Cooperative Agreement to the Lead Coalition Member the City of Columbia. The grant period is October 1, 2009 through September 30, 2012. The CDC is responsible to EPA for management of the cooperative agreement and compliance with the statutes, regulations, and terms and conditions of the award, and ensuring that all members of the coalition are in compliance with the terms and conditions.

2 It is the responsibility of CDC to provide timely information to the other Coalition Partners regarding the management of the cooperative agreement and any changes that may be made to the cooperative agreement over the period of performance.

3 The Coalition Partners are:

The City of Columbia, South Carolina
The City of West Columbia, South Carolina
The Columbia Development Corporation (CDC)
Eau Claire Development Corporation (ECDC)
The Columbia Housing Development Corporation (CHDC)
Two Notch Development Corporation (TND).

The contact information is as follows:

City of Columbia (Coalition Lead)
Mr. Charles Austin
P.O. Box 147
Columbia, SC 29217
(803) 545-3050
charles.austin@columbiasc.net

And

City of West Columbia
Ms. Jennifer Cunningham
200 N. 12th Street
PO Box 4044
West Columbia, SC 29171
(803) 791-1880 ext. 600
jcunningham@westcolumbiasc.gov

And

Columbia Development Corporation
Mr. Fred Delk
911 Lady Street, Suite C
Columbia, SC 29201
(803) 988-8040
cdc@columbiasc.net

And

Eau Claire Development Corporation
Mr. Mike Manis
4300 North Main Street
Columbia, SC 29203
(803) 988-8052
eauclaire@columbiasc.net

And

Columbia Housing Development Corporation
Ms. Deborah Livingston
1225 Lady Street, Suite 201
Columbia, SC 29201
(803)-545-3766
djlivingston@columbiasc.net

And

TN Development Corporation
Ms. Deborah Livingston
1225 Lady Street, Suite 201
Columbia, SC 29201
(803)-545-3766
djlivingston@columbiasc.net

4 Activities funded through the cooperative agreement may include inventory preparation, site selection criteria development, assessments, planning (including cleanup planning) relating to brownfield sites, and outreach materials and implementation, and other eligible activities. Columbia may retain consultant(s) and contractors under 40 CFR 30.36 to undertake various activities funded through the cooperative agreement and

may award sub-grants to other coalition members under 40 CFR 31.37 for assessment projects in their geographic areas. Sub-grantees are accountable to Columbia for proper expenditure of funds.

5 The Lead Coalition Member will procure the consultant(s) in compliance with 40 CFR 31.36 requirements. The Lead Coalition Member will issue the Request for Proposals (RFP) or Request for Qualifications (RFQ) and will be the entity responsible for receipt of the submitted proposals and selection and award of contracts. Columbia will consult with other coalition members in making selections of consultants and contractors and negotiating the terms of agreements.

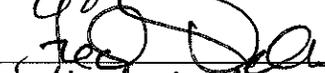
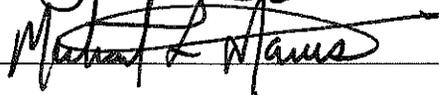
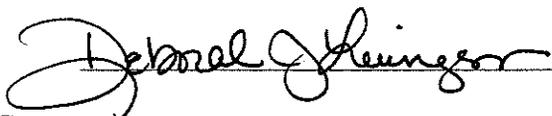
6 The Lead Coalition Member, in consultation with the Coalition Partners, will work to develop a site selection process based on agreed upon factors and will ensure that a minimum of five sites are assessed over the life of the cooperative agreement. Selected sites will be submitted to EPA for prior approval to ensure eligibility.

7 Upon designation of the specific sites, it will be the responsibility of Columbia to work with the coalition member in whose geographic area the site is located to finalize the scope of work for the consultant or contractor. It will be the responsibility of this member to obtain all required permits, easements, and/or access agreements as may be necessary to undertake assessments at the selected site. If this member does not have the capacity to perform these activities Columbia may assist in securing necessary site access agreements and permits.

8 The Lead Coalition Member is responsible for ensuring that other activities as negotiated in the work plan, such as community outreach and involvement, are implemented in accordance with a schedule agreed upon by Columbia and the coalition member in whose geographic area the site to be assessed is located.

9 EPA Coalition Funding will be divided in the following manner. \$750,000 for City of Columbia, SC and related Development Corporations, funds to be used as needed city-wide with no specific amount allocated to any one of these coalition members. \$250,000 for the City of West Columbia, SC, fund to be used city-wide. Funding will be divided 25% to petroleum sites and 75% to hazardous sites.

Signatures:

City of Columbia		Charles P. Austin, City Manager
City of West Columbia		Jennifer Cunningham, City Manger
Columbia Development Corp.		Fred Delk, Executive Director
Eau Claire Development Corp.		Michael Manis, Executive Director
Columbia Housing Development Corp.		Deborah Livingston, Executive Director
Two Notch Development Corp.		Deborah Livingston, Executive Director

**Congaree Coalition – Metropolitan Columbia, South Carolina
Community-Wide Coalition Assessment Grant**

ATTACHMENT B
Support Letter from SCDHEC



C. Earl Hunter, Commissioner

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

November 10, 2008

Mr. Don West
Environmental Management Support, Inc.
8601 Georgia Avenue, Suite 500
Silver Spring, MD 20910

RE: EPA Brownfields Grant Community-Wide Assessment Grant Application
Columbia Area Coalition

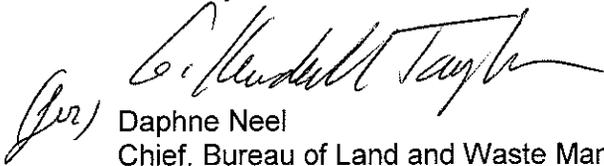
Dear Mr. West:

The South Carolina Department of Health and Environmental control, the State's environmental authority, fully supports the Columbia Area Coalition application for a community-wide Brownfields Assessment Grant. The coalition consists of the City of Columbia, City of West Columbia, the Columbia Development Corporation, the Eau Claire Development Corporation, and the Two Notch Development Corporation.

The Department has worked with some members of the coalition on Brownfields properties in their respective areas. We support their efforts to identify other properties for cleanup and redevelopment to benefit the community. If the grant is awarded, the Department will provide technical assistance to the Coalition as it works to cleanup and redevelop Brownfields sites in the community.

The Department appreciates your consideration of the application and hopes for a favorable outcome. Your positive response will assist the Coalition 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) 896-4121.

Sincerely,


Daphne Neel
Chief, Bureau of Land and Waste Management

cc: EPA Region 4
Harry Mathis, Director, EQC Region 3, Central Midlands
Robert Hodges, Manager, Brownfields Program

ATTACHMENT C
Support Letters from Community Partners



Columbia Council of Neighborhoods

November 12, 2008

Mr. Charles P. Austin, City Manager
City of Columbia, SC
PO Box 147
Columbia, SC 29201

Dear Mr. Austin:

On behalf of the Columbia Council of Neighborhoods (CCN), I want to support the efforts of the City of Columbia Coalition in their application for the EPA Community Wide Brownfields Assessment Grant. The Coalition approach of the application, utilizing Columbia's Development Corporations and including our neighboring city, West Columbia, is an ideal way to maximize community input and support for this important project.

In an effort to support this application to continue the success of redevelopment in the Columbia Metro Region, the CCN will assist this project by including the Brownfields Coalition team on our agenda up to two times per year for a presentation of activities. We will also advertise this as time for neighborhood leaders to submit input to the brownfields team on potential sites in their neighborhoods and provide feedback on progress. In addition, we will solicit our membership for representatives who would serve on a regional coalition redevelopment task force. The coalition is also invited to use our communications system to disseminate information and solicit input from the citizens of the affected communities.

Please give consideration of this important grant application. I pledge our assistance and support of the project, in any way necessary to continue the redevelopment and revitalization of brownfield sites in our communities.

Sincerely,

Mr. Tige Watts
CCN President

~~1225 Laurel Street Columbia SC 29201~~ 1136 Washington St. 3rd Floor
Telephone 803.343.8795 Columbia, SC 29201
~~www.columbiasc.net/neighborhoods/ccn~~ Phone - 803.237.3396
www.ColumbiaNeighborhoods.org

Fax 803.988.8014 ~~803.343.8795~~
~~E-mail Columbia Council of Neighborhoods@columbia.net~~

Building Columbia Neighborhoods One Block At A Time By People Helping People

THE RIVER ALLIANCE

What 90 miles of river can be.

November 12, 2008

Mr. Charles P. Austin
City Manager, City of Columbia
PO Box 734
Columbia, SC 29217

RE: EPA Coalition Grant for Columbia SC

Dear Mr. Austin:

The River Alliance would like to express support for the application for a Brownfields Coalition Grant for the City of Columbia and the City of West Columbia. The River Alliance supports the redevelopment of the Columbia Riverfront areas which include both Columbia and West Columbia, both of which have a large number of potential Brownfields sites which could be redeveloped.

The River Alliance represents both Richland and Lexington Counties, the Cities of Columbia, West Columbia, and Cayce in efforts to develop the riverfront, including our 13 miles of the Three Rivers Greenway, a linear river park. Our organization includes representatives of all our organizations as well as environmental and sustainable development advocates. The River Alliance will provide support to the Brownfield Coalition through technical support, membership on the task force, distribution of information and assistance in identifying possible Brownfields sites.

The eastern side of the Congaree river is the location for the USC Innovation District Innovista, the center for fuel cell and next energy research. The Waterfront District here also includes a large riverfront park, all the property is former industrial use and large tracts are likely contaminated. On the West Columbia side of the river older neighborhoods and industrial sites have development potential, many gas stations and storage warehouses are likely Brownfields targets.

Please consider approval of this important application. Our organization will support this effort in any way necessary to assure success. Please contact me with any additional information.

Sincerely,



Mike Dawson
Chief Executive Officer



November 11, 2008

RESEARCH AND ECONOMIC DEVELOPMENT

Mr. Charles P. Austin, Sr
City Manager
City of Columbia
P.O. Box 147
Columbia, South Carolina 29217

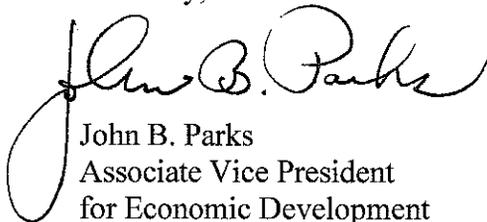
Dear Mr. Austin:

The purpose of this letter is to indicate our support to you and your Coalition Partners in efforts to secure a grant from the U.S. Environmental Protection Agency to identify, access and plan for the clean-up of Brownfield sites in designated areas of the cities of Columbia and West Columbia, South Carolina.

The University of South Carolina is fully supportive of the grant application and, if awarded, will be pleased to make available our meeting room for community meetings to help identify problem sites.

We strongly endorse your application and ask that you call on us to help in any way possible to achieve a successful clean-up program.

Sincerely,



John B. Parks
Associate Vice President
for Economic Development



**CITY CENTER
PARTNERSHIP, INC.**

COLUMBIA, SOUTH CAROLINA
1201 Main Street • Suite 150
Columbia, SC 29201
803.233.0620 • fax 803.233.0621
info@citycentercolumbia.sc
www.citycentercolumbia.sc

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President & CEO

Terry Brown
*Edens & Avant
Chairman*

Stephen K. Benjamin
*McAngus, Goodelock & Courie, LLC
Vice Chairman*

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*Columbia Museum of Art
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Jim Apple
*First Citizens Bank
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David Lockwood
*Colliers Keenan
Long Range Planning Committee – Chair*

Jeff Prioreschi
*Capitol Photos
Public Space Committee – Chair*

John Parks
*Innovista
University of South Carolina*

Ike McLeese
Greater Columbia Chamber of Commerce

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(ex officio)*

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Wilbur Smith Associates

Hon. Barry Walker
Mac's on Main

November 11, 2008

Mr. Charles P. Austin, Sr
City Manager
City of Columbia
P.O. Box 147
Columbia, South Carolina 29217

Dear Mr. Austin:

The purpose of this letter is to indicate our support to you and your Coalition Partners in efforts to secure a grant from the U.S. Environmental Protection Agency to identify, access and plan for the clean-up of Brownfield sites in designated areas of the cities of Columbia and West Columbia, South Carolina.

City Center Partnership, Inc. is fully supportive of the grant application and if awarded will help to identify and work on sites that have pollution problems. We will be pleased to also offer to you, use of our conference rooms.

We strongly endorse your application and ask that you call on us to help in any way possible to achieve a successful clean-up program.

Sincerely,

Matt Kennell
President and CEO



November 10, 2008

Mr. Charles P. Austin
City Administrator
City of Columbia
P.O. Box 147
Columbia, SC 20217-0147

Re: City of Columbia Brownfields Assessment Grant Application

Dear Mr. Austin:

The West Metro Chamber of Commerce is pleased to support the City of Columbia's application for a Brownfields Assessment Grant to conduct a community-wide assessment of hazardous and petroleum materials in the Columbia area. We are excited that the City of Columbia is pursuing this grant to help overcome the many obstacles that are inherent in redevelopment efforts.

The West Metro Chamber of Commerce works closely with business owners, municipalities and community organizations to encourage redevelopment of urban properties that could stimulate and sustain the economic health of the West Metro area. There are a number of blighted properties in our urban areas that could be revitalized through redevelopment and beautification. The costs associated with environmental assessments and remediation efforts to revitalize these properties often become barriers to economically viable redevelopment. Approval of this grant would be a major boost toward identifying suitable sites that will attract retail businesses, office uses, dining establishments and residential uses.

The West Metro Chamber of Commerce is hopeful that the City of Columbia's grant application will be approved to provide funding for the community-wide assessment activities for brownfields in the Columbia area.

Sincerely,

Gregg Pinner
Executive Director
West Metro Chamber of Commerce



GREATER COLUMBIA CHAMBER OF COMMERCE

November 11, 2008

Mr. Charles P. Austin, Sr
City Manager
City of Columbia
P.O. Box 147
Columbia, South Carolina 29217

Dear Mr. Austin:

The Greater Columbia Chamber of Commerce supports the city of Columbia and your Coalition Partners in efforts to secure a grant from the U.S. Environmental Protection Agency to identify, access and plan for the clean-up of Brownfield sites in designated areas of the cities of Columbia and West Columbia, South Carolina.

Business leaders at the chamber identified Environment and Quality of Life as one of eight major issues under the "Navigating from good to Great" initiative. Attention to this issue is key to moving our region forward.

The chamber fully supports the grant application and if awarded will work with you to help identify sites that have pollution problems and plan for their clean-up. We also will be pleased to make available our facilities for community/business meetings to gather input.

We strongly endorse your application and ask that you call on us to help in any way possible to achieve a successful clean-up program.

Sincerely,

Ike McLeese
President & CEO

Advancing Business *Together*

930 Richland Street | PO Box 1360 | Columbia, SC 29202 | 803.733.1110 | 803.733.1113
www.columbiachamber.com

Community Empowerment Center

November 12, 2008

Mr. Charles P. Austin
City Manager
City of Columbia
P.O. Box 147
Columbia, SC 29217-0147

Re: Support for EPA Brownfield Coalition Community-Wide Assessment Grant

Dear Mr. Austin:

It is my understanding that the City of Columbia is the lead sponsor submitting an EPA Brownfield Coalition Community-Wide Assessment Grant application, which if awarded, would evaluate site-specific properties for the possibility of environmental contamination. Decades ago, these sites may have operated as productive factories, mills or service stations prior to the passage of today's stricter environmental protection laws. Today, many of these properties lie dormant as the uncertainty surrounding them prevents property owners and developers from putting them back into productive use. As a result, these properties blight the neighborhoods surround them and inhibit economic development efforts in our communities.

As the Community Liaison for the Community Empowerment Center of West Columbia, I work with many neighborhoods that are made up of primarily minority persons with low-to-moderate incomes. Many of these minority persons are of Hispanic decent. My focus is to assist these families by addressing social and economic problems in order to enrich the lives of people in need. Many of neighborhoods and citizens are in close proximity to potential brownfield properties. This not only creates a health concern, but the blight that these properties create helps to contribute to the downward spiral of economic stagnation with the community.

On behalf of the Community Empowerment Center and the neighborhoods and populations that I represent, I pledge my support to the coalition and its efforts to obtain funding to identify, assess, redevelop and analyze key health risks on these brownfield properties. As I am fluent in Spanish, I can assist the coalition as an interpreter at community outreach meetings and planning sessions should there be the need. As the Community Empowerment Center plays a vital role in the education of the community, I can the support of the Center to help educate citizens in the community on the brownfields process and solicit input from these neighbors. I hope that the coalition application is given favorable consideration and trust that you will call me if I can be of any further assistance.

With Warmest Regards,



Sandy Nieves
Community Liaison

754 "B" Avenue
West Columbia, SC 29169
803-739-6238

1201 Main Street
Suite 100
Columbia, South Carolina 29201

t: 803-733-1131
f: 803-733-1125

centralsc.org

November 11, 2008

Mr. Charles P. Austin, Sr
City Manager
City of Columbia
P.O. Box 147
Columbia, South Carolina 29217

Dear Mr. Austin:

The purpose of this letter is to indicate our support to you and your Coalition Partners in efforts to secure a grant from the U.S. Environmental Protection Agency to identify, access and plan for the clean-up of Brownfield sites in designated areas of the cities of Columbia and West Columbia, South Carolina.

The Central South Carolina Economic Development Alliance fully supports the grant application and if awarded will help to identify and collaborate with parties on sites that have pollution problems. We will be pleased to also offer our support through accessing our extensive property data base as well as providing space for group meetings.

We strongly endorse your application and ask that you call on us to help in any way possible to achieve a successful clean-up program.

Sincerely,



G. Michael Briggs
President



November 12, 2008

Mr. Charles Austin
City Manager, City of Columbia
PO Box 734
Columbia, SC 29217

RE: Brownfields Grant Application

Dear Mr. Austin:

The Congaree Vista Guild supports the application for a Brownfields Coalition Grant for the City of Columbia, the City of West Columbia, and the Columbia Development Corporation. The CDC is the economic development entity that works directly with the Vista area; in the past a number of successful Brownfields projects have assisted our effort of sustainable development and adaptive reuse.

The Vista is now the target area for Innovista, the University of South Carolina Innovation District, and the adjacent newly master-planned waterfront district. This project involves redevelopment of large tracts of former railroad, warehouse, and heavy industrial properties, many thought or known to be contaminated. Redevelopment of these sites will bring thousands of people and hundreds of millions of dollars in new urban development. Your funding would play a critical role in assisting this plan.

The Congaree Vista Guild represents more than 300 businesses and resident families in the district. Our organization pledges cooperation and will assist in communication and in the distribution of materials, and we will provide a member to the proposed Coalition Task Force.

Please consider funding of this important application. The Congaree Vista Guild will assist in any way necessary as we carry forth our work and plans for redevelopment of this important area of the city.



Deirdre Mardon
Executive Director



701 Gervais Street
Suite 150-118
Columbia, SC
29201

803.269.5946

www.vistacolumbia.com



Office of the President

November 11, 2008

Mr. Charles Austin
City Manager
1737 Main Street
Columbia, SC 29201

Dear Charles:

I am very pleased to write in support of the city's application for the Brownfield's Assessment Grant. As you know, I am excited about the potential for neighborhood enhancement offered by the results of the Master Plan for the Villages of North Columbia. Since our corner at Columbia College Drive and North Main Street was one of the top tier catalysts identified by the planners, we at the college feel we have an opportunity to help make the vision contained in the master plan a reality.

We believe this facility will provide important space for community forums and will enhance our ability to provide outreach to the community in additional educational and service programming.

Although the college is not in a financial position to advance cash to support the project, we have some non-cash assets we are committed to providing to the project to ensure that it goes forward. First, we are committed to providing a long-term lease on the land at terms of \$1 per year. This contributes an asset appraised at \$100,000 to the project. In addition, we will provide services in kind valued at an additional \$100,000 annually in security provided by Columbia College police and in landscape services by college grounds management.

Thank you for supporting the effort to take the first important step to realizing the North Columbia master plan.

Sincerely,

Caroline Whitson, Ph.D.
President



BENEDICT COLLEGE

1600 Harden Street

COLUMBIA, SOUTH CAROLINA 29204

*Division of
Community Development*

Office: (803) 705-4782

Fax: (803) 705-7133

Jabari Simama, Ph.D.
Vice President

November 11, 2008

Mr. Charles Austin
City Manager
City of Columbia
P.O. Box 147
Columbia, SC 29217

Re: City of Columbia Brownfields Assessment Grant Application

Dear Mr. Austin:

Benedict College is aware that the City of Columbia (City) is submitting a Brownfields Assessment Grant Application for hazardous and petroleum materials to conduct community-wide assessment activities for Columbia, South Carolina. If awarded, this grant will be used to perform site-specific assessments at properties that are located both near our college and at other designated sites throughout Columbia. The City is working diligently to revitalize urban areas within the city as demonstrated by the amount of economic development going on in Columbia, SC.

Benedict College would be honored to provide partnership resources to assist with the implementation of this grant. We have large numbers of students who are interested in issues related to the environment and sustainability. Their involvement will fulfill, in part, their discipline-related Service Learning requirements. Further, our facilities could be used as gathering sites to conduct community meetings and provide easy access for students. The College has a good working relationship with the City and will work closely with it in its assessment activities.

Benedict College appreciates your consideration of this application and hopes for a favorable outcome. Your positive response to the application will assist the City of Columbia in its efforts to revitalize and redevelop our city. If you have any questions or if you need additional information, please contact me at (803) 705-4782.

Sincerely,

Jabari Simama

**West
Columbia
Beautification
Foundation**



OFFICERS

Jake Moore, Chairman

Larry Miller, Vice Chairman

Jennifer Cunningham, Secretary

Evon Kirkland McAngus, Treasurer

November 5, 2008

Mr. Charles P. Austin
City Administrator
City of Columbia
P.O. Box 147
Columbia, SC 20217-0147

Re: City of Columbia Brownfields Assessment Grant Application

Dear Mr. Austin:

The West Columbia Beautification Foundation fully supports the City of Columbia in its submission of a Brownfields Assessment Grant Application for hazardous and petroleum materials to conduct community-wide assessment activities in the Columbia area. This grant if awarded would provide funds to do site-specific assessments at properties that are under the suspicion of environmental contamination. The City of West Columbia is working with our organization to revitalize urban areas by encouraging beautification projects and economic redevelopment of blighted properties. Successful redevelopment hinges upon identifying suitable sites that will attract retail businesses, office uses, dining establishments and residential uses. The costs associated with environmental assessments and remediation efforts restrict the transformation of these properties into economically viable ventures.

We are excited that the City of Columbia is pursuing this grant to help overcome the many obstacles that are inherent in redevelopment efforts. The West Columbia Beautification Foundation's support for this grant application demonstrates to developers, potential new businesses and current and future residents that redevelopment has broad support and will continue into the future.

The West Columbia Beautification Foundation hopes the City of Columbia's grant application will be given favorable consideration and commends the city's efforts to revitalize and redevelop brownfields properties in the Columbia area.

Sincerely,

A handwritten signature in dark ink, appearing to read "Jake Moore", with the words "Vice Chairman" written below it in a cursive script.

Jake Moore, Esquire
Chairman



November 13, 2008

Mr. Charles Austin, City Manager
City of Columbia
P.O. Box 147
Columbia, SC 29217

RE: Congaree Coalition - Metropolitan Columbia, South Carolina
EPA Community-Wide Coalition Assessment Grant Application

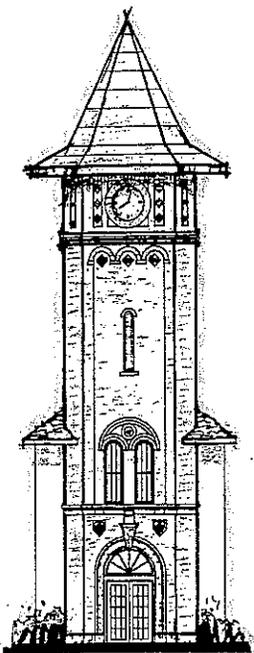
Dear Mr. Austin:

On behalf of the South Carolina Chapter of the National Brownfield Association (NBA), we support the coalition formed by the City of Columbia, the City's Community Development Corporations, and the City of West Columbia, collectively the Congaree Coalition, in their application for an EPA Community-Wide Coalition Assessment Grant for both petroleum and hazardous substances. This coalition of partners was formed in order to continue the redevelopment efforts began by the City of Columbia throughout the Congaree Region. The use of the assessment funds will allow coalition partners to assess a numerous properties as the first step in the revitalization and infill development in the region along the Congaree River.

The NBA is a non-profit organization dedicated to promoting sustainable redevelopment and encouraging green building on brownfield sites. The South Carolina Chapter of the NBA is willing and able to provide technical assistance for this project, particularly in this area of sustainable redevelopment. We look forward to working with this coalition to assist in their efforts to clean up the environment, improve public health, and promote sustainable redevelopment throughout the midlands and Congaree Region.

Very truly yours,

Gail Rawls Jeter
Coordinator
South Carolina Chapter
National Brownfield Association



EAU CLAIRE COMMUNITY COUNCIL

830 WILDWOOD AVENUE
COLUMBIA, SC 29203
803-691-1168 • 803-691-1187 (FAX)
WWW.EAUCLAIRECOMMUNITY.COM

November 10, 2008

Mr. Charles Austin, City Manager
City of Columbia
Po Box 147
Columbia, SC 29217

Dear Mr. Austin:

The purpose of this letter is to express the Eau Claire Community Council's (ECCC) support for the City's Community Wide Environmental Protection Agency (EPA) Brownfields Assessment Grant application. The ECCC is aware of many of the issues that this grant could help address.

Located in the heart of the designated Federal Empowerment Zone area which targeted high poverty locations and underserved populations, the northern part of the City of Columbia is represented in the ECCC by over 35 neighborhoods and their association presidents. The City's recent North Columbia Master Plan provides direction for growth and revitalization for this area that would greatly benefit from additional resources to further those goals.

We applaud the City for seeking this opportunity to help prepare our City for the future. The ECCC commits its network of neighborhoods to assisting with any communications and facilitating meetings that may be integral to the process for this area.

The Eau Claire Community Council strongly endorses this request and ask that you give it full support and consideration. You may contact me at hpkinseauclaire@aol.com or call 803 691-1168. Thank you for your attention to this request.

Sincerely,

Henry T. Hopkins
Executive Director

PRESIDENT
SCOTT W. TRENT

PRESIDENT-ELECT
KEITH MCIVER

SECRETARY
DYANE WHITE

RECORDING
SECRETARY
BECKY BAILEY

TREASURER
REV. MARION HILL

IMMEDIATE PAST
PRESIDENT
ALVIN HINKLE

MEMBERSHIP
CHRISTIE SAVAGE

BUSINESS RELATIONS
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PUBLIC INFORMAITON
BECKY BAILEY

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EDNA HARRISON

EXECUTIVE DIRECTOR
HENRY T. HOPKINS