

South Carolina Brownfields Revitalization *Leveraging State & Federal Grant and Mapping Opportunities*



October 24, 2024

South Carolina American Planning Association
2024 Fall Conference
Spartanburg, SC

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What is a Brownfield?

"Brownfields are real properties for which the expansion, redevelopment, or reuse may be complicated by the presence, or potential presence, of hazardous substances, pollutants, or contaminants."

Common SC Brownfield Sites:

- Former Textile Mills
- Former Service Stations
- Former Landfills

Why take on a Brownfield Project?

To encourage reuse or redevelopment of these sites in lieu of using a “green” site, and to:

- Put abandoned properties back on tax rolls
- Add park and recreational resources
- Create jobs
- Improve communities

Love
Canal
1975



Valley of
the Drums
1970



Times
Beach
1970s



What is CERCLA?

- Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) of 1980
- CERCLA is often referred to as the Superfund Law

Am I Liable for Contamination under CERCLA?

- Owner and operator
- Person who owned or operated at the time of release
- Person who arranged for disposal, treatment, transport
- Person who accepted for disposal, treatment, transport

Where do I start?

SC's Voluntary Cleanup Program (Pre-Purchase)

- Allows SCDES involvement and reimbursement of SCDES oversight costs
- Creates incentives to conduct environmental actions at a site
- Liability protection is granted to a Non-Responsible Party *if requirements are met*
- Application requires a Phase I ESA

What's Next?

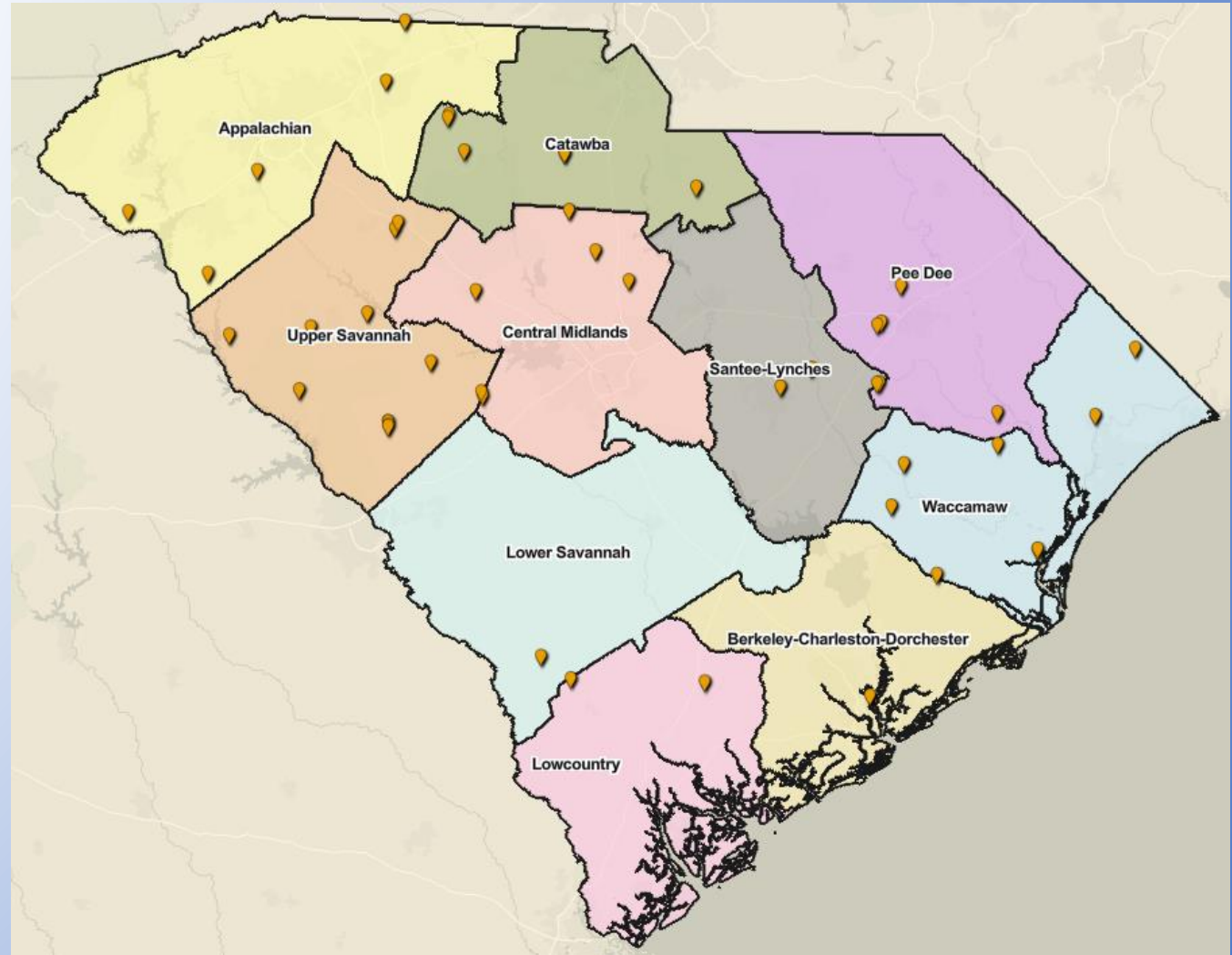
- **Assessment (Figuring out what's there...)**
 - Phase II Environmental Site Assessment
 - Asbestos and Lead Based Paint Survey
 - Wetland Survey
 - Other reports as required
- **Cleanup (Dealing with what's there...)**
 - Remediation of environmental contaminants with South Carolina Department of Environmental Services oversight through the Voluntary Cleanup Contract Program

SC Brownfields Environmental Site Testing Program (SC BEST)

- \$1 million available for environmental assessments across the state
- Funding allocations based on number of counties and population per region, along with poverty levels
- SC BEST funds are available for the benefit of non-profit, governmental, and private for-profit entities and approved based on the following:
 - Potential economic redevelopment opportunities
 - Potential to identify and eliminate environmental hazards
 - Potential to redevelop a property for public benefit/use
 - Potential to eliminate slum and blight in a community
 - Potential benefit to low-moderate income and/or rural communities

SC BEST Projects

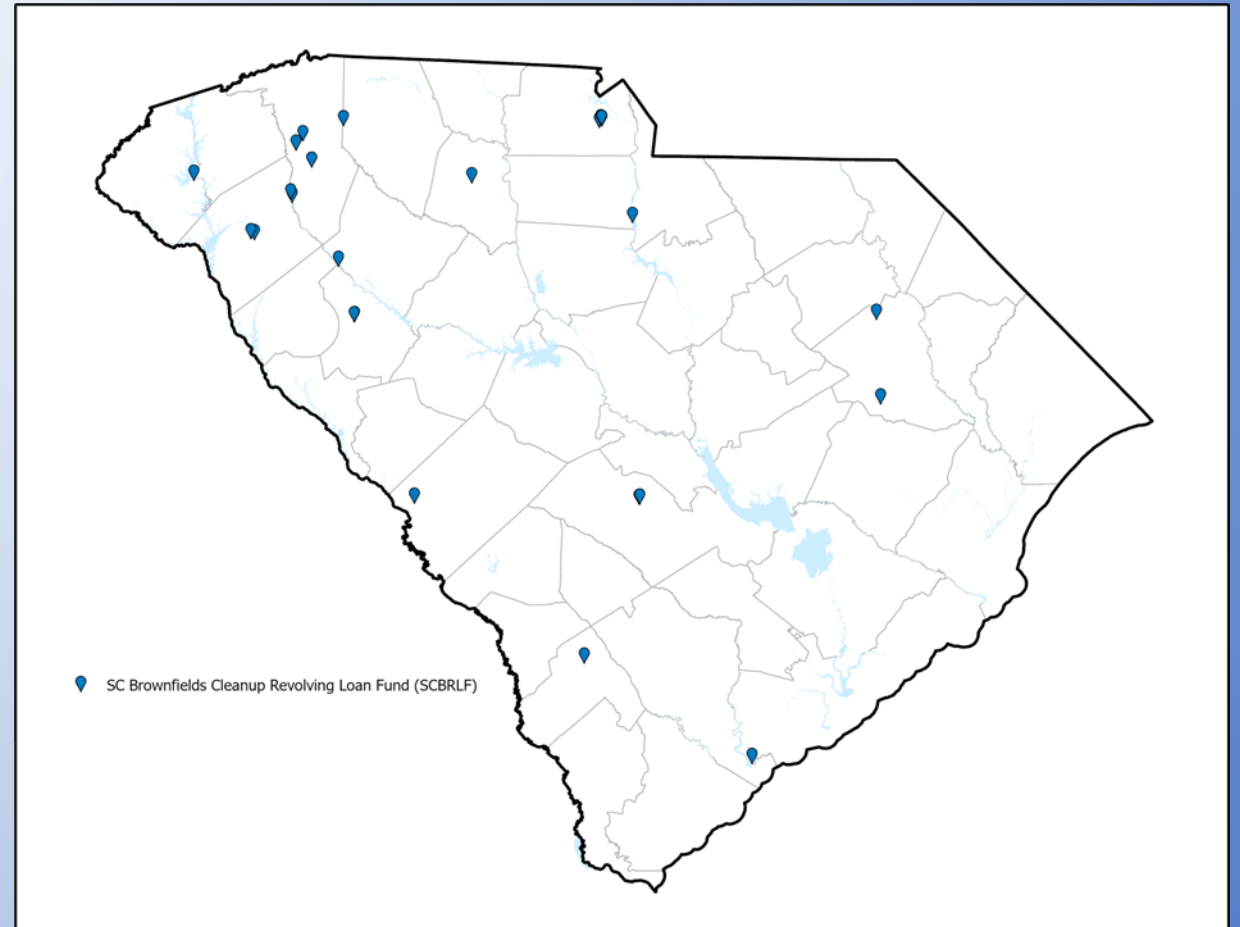
- 48 Sites
- 26 SC Counties
- 1,000+ Acres
- 60+ Environmental Reports issued or underway



SC Brownfields Revolving Loan Fund

- Funds available to finance environmental cleanup and removal activities at brownfields sites across the state.
- Loan funds are available to non-profit, governmental, and private for-profit borrowers at a below market interest rate.
- Non-profit and governmental borrowers are eligible to receive loan forgiveness of up to *50% of the loan, to a maximum of \$500,000.*

To Date, **29 BCRLF Loans and Subgrants** have been Closed for **\$15.1 Million in Funding**. Of that, **\$2.1 Million** has been forgiven for Government/Non-Profit Borrowers.



Helpful Links & Resources

- EPA Brownfields Website – www.epa.gov/brownfields
 - EPA Assessment Grants
 - EPA Cleanup Grants
- New Jersey Institute of Technology – www.njit.edu/tab/
 - Assistance with public meetings
 - Assistance with grant application reviews
 - Assistance with procurement process related to brownfield grants
- SC DES VCC Program – www.des.sc.gov



Lake City Park Former Public Works Facility Lake City, SC



Funding Sources: BCRLF loan to Florence County; Drs. Bruce & Lee Foundation



Redeveloped as a community park for the citizens of Lake City. Other local community organizations, such as the Darla Moore Foundation, also contributed to repurposing the site.



Gordon Street Mill Greenville, SC



Developer: M Peters Group, Greenville, SC

Cleanup through BCRLF Loan

Redevelopment through the utilization of Historic,
Textile, and Housing Tax Credits

Planning Context

Town of Clover: 2024-2034 Comprehensive Plan



Planning Context

Town of Jonesville: Main Street Streetscape CDBG Market Analysis



Wellington Leisure Mill Jonesville, SC



EPA Brownfields Assessment Grant

Cleanup & Debris Removal Funding

- Community Development Block Grant
- Town of Jonesville
- Union County

Textile Communities Revitalization Act

- SC Code of Laws Title 12 Chapter 65
- Incentivizes rehabilitation, renovation, and redevelopment of abandoned textile mill sites
- Offers income or property tax credits to developers

“...a site which, on the date the notice of intent to rehabilitate is filed, is located in a distressed area of a county in this State, as designated by the applicable council of government...” – Section 12-65-20(4)(b)

Textile Communities Revitalization Act

- CRCOG established criteria:
 - Census tract designated as an Opportunity Zone by the Governor
 - Census tract eligible for New Markets Tax Credits
 - Census tracts designated by EDA as distressed due to income
 - Census tracts designated by EDA as distressed due to unemployment
- CRCOG provides a letter (and map) stating that a site is in a distressed area
- CRCOG does **not** determine the eligibility of a site to receive tax credits

Textile Communities Revitalization Act



September 25, 2024

VIA EMAIL

Dear [REDACTED]

Per your request, we have determined that the property located at 136 Grace Avenue, Lancaster, SC 29720 (Lancaster County tax map number 0083-00-006.00) is in a distressed area of the region, as designated by the Board of Directors of the Catawba Regional Council of Governments (COG).

As you are aware, amendments to the South Carolina Abandoned Buildings Revitalization Act and the Textile Communities Revitalization Act provide the opportunity for state tax credits for certain activities pertaining to a property that is located in a distressed area, as designated by the applicable Council of Governments. The Catawba Regional COG Board of Directors adopted criteria for establishing distressed areas in the Catawba Region in February 2019, and reaffirmed the criteria based on updated census boundaries and data in November 2023. We are also providing a map to you with designated areas of distress along with the location of the site (based upon the address you provided) superimposed on this map.

The Catawba Regional Council of Governments makes no assertion or determination regarding the eligibility of the property for any type or amount of state or federal tax credits or other financing; this letter only confirms that the site is in a designated area of distress as determined by the Catawba Regional COG.

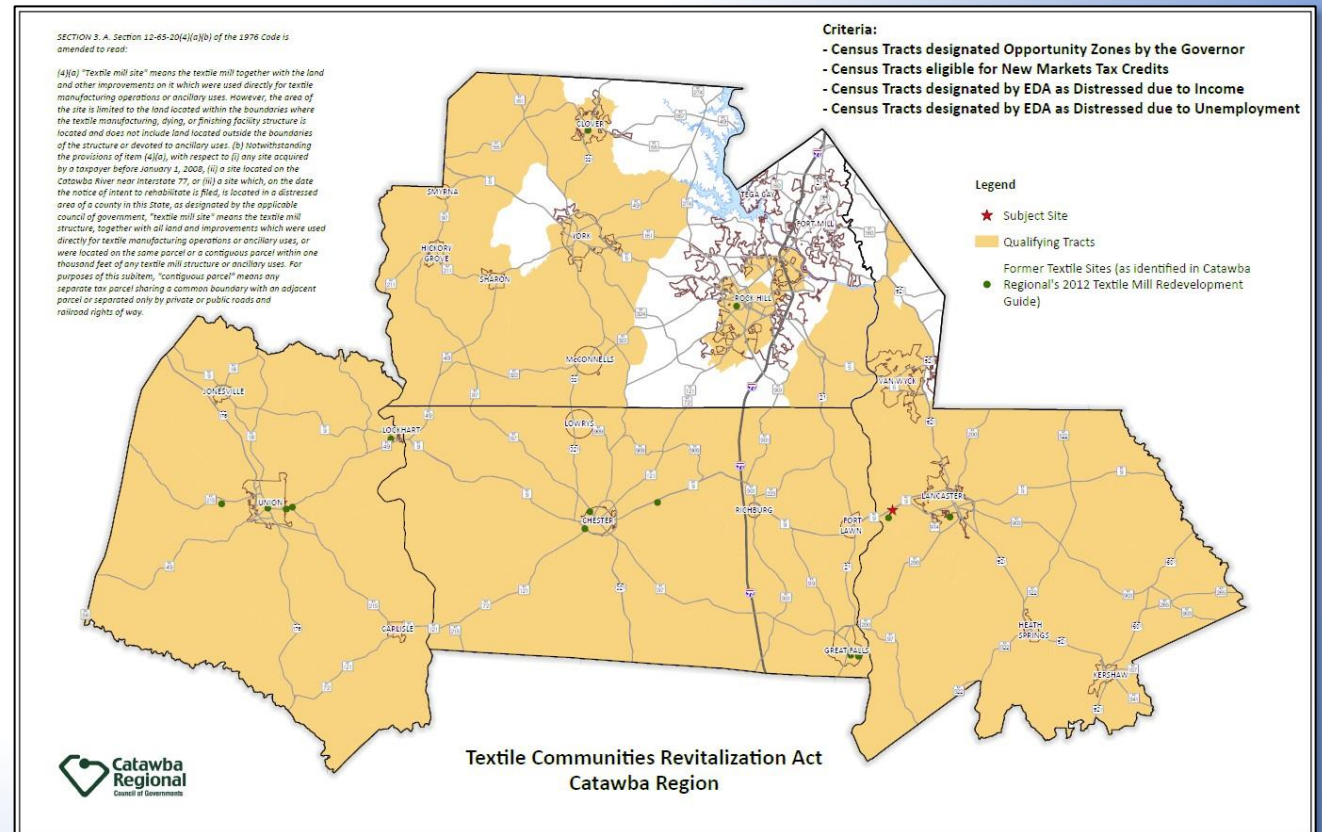
If we may provide further assistance to you, please do not hesitate to let me know.

Sincerely,

Randy Imler
Executive Director

Attachment

cc: Stephen Allen, Marty Little



Tracking Brownfield Activity

Tracking Brownfield Activity

Project Site	Assessment Grant	ADDRESS	COUNTY	MUNICIPALITY	TAX ID
Chester Pavilion	FY2018	111 & 113 Columbia Street, Chester, SC	Chester	Chester	201-11-05-023-000
Springsteen Mill	FY2018	236 Gadsden Street, Chester, SC	Chester	Chester	201-04-15-014-000
Great Falls Rail Trail	FY2018 & FY2022		Chester	Great Falls	Old Rail Bed
Republic Mill #1	FY2018	South Dearborn Street, Great Falls, SC	Chester	Great Falls	202-13-02-003-000
Republic Mill #2	FY2018	Intersection of Dearborn Street and Church Street, Great Falls, SC	Chester	Great Falls	202-07-17-008-000
Old York Road Site	FY2018	Intersection of Old York Road and Tony Wright Drive, Chester, SC	Chester	N/A	078-00-00-049-000
Springs Industries Inc. "Kershaw" Mill	FY2018	7748 Kershaw Camden Highway, Kershaw, SC	Lancaster	N/A	0156A-0E-002.00
Wellington Leisure Products "Jonesville" Mill	FY2018 & FY2022	300 Office Street, Jonesville, SC	Union	Jonesville	027-00-00-107-000
Buffalo Mill	FY2018 & FY2022	118 Flat Drive, 109 Mill Street and 101 Linersville Road, Buffalo, SC	Union	N/A	072-06-19-001-000
American Thread Mill	FY2018	401 South Main Street, Clover, SC	York	Clover	0100427005
219 Hampton Street	FY2018	219 Hampton Street, Rock Hill, SC	York	Rock Hill	6271801007
215 Hampton Street	FY2018	215 Hampton Street, Rock Hill, SC	York	Rock Hill	6271801006
Raille Street Properties	FY2018	233 & 245 Raille Street	York	York	0700501011
Eureka Mill	FY2022	583 Saluda Road, Chester, SC	Chester	N/A	079-01-08-001-000
Former Service Station	FY2022	2438 Old York Road, Chester, SC	Chester	Lowrys	205-03-02-005-000
Spring Mill & Administration Building	FY2022	Midway Street, Lancaster, SC	Lancaster	Lancaster	0082E-0A-002.01
Highway 49 Property	FY2022	Highway 49, York, SC	York	York	701601022

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Springsteen Mill	FY2018	236 Gadsden Street, Chester, SC	Chester	Chester	201-04-15-014-000		
Great Falls Rail Trail	FY2018						
Republic Mill #1	FY2						
Republic Mill #2	FY2						
Old York Road Site	FY2						
Springs Industries Inc. "Kershaw" Mill	FY2						
Wellington Leisure Products "Jonesville" Mill	FY2						
Buffalo Mill	FY2						
American Thread Mill	FY2						
219 Hampton Street	FY2						
215 Hampton Street	FY2						
Raille Street Properties	FY2						
Eureka Mill	FY2						
Former Service Station	FY2						
Spring Mill & Administration Building	FY2						
Highway 49 Property	FY2						
		LOANS/GRANTS	DATE CLOSEI	ADDRESS	COUNTY	MUNICIPALITY	TAX ID
		City of Rock Hill	Oct-05	49 Hagins St, Rock Hill, SC	York	Rock Hill	598-18-01-109
		City of Florence	Dec-07	180 N Irby Street, Florence, SC	Florence	Florence	90167-02-007
		Aiken County	Jan-08	NW Quadrant of intersection of Belvedere Rd (SC Rd 126) at Aiken	Aiken		024-12-01-001
		City of Union	Jan-09	201 North Enterprise Street, Union, SC	Union	Union	073-11-21-001 000
		Spartanburg County	Nov-10	250 Victor Ave, Greer, SC	Spartanburg	Greer	9-04-05-003.00
		Edisto Beach	Nov-10	3706 Docksite Road, Edisto Beach, SC	Colleton	Edisto Beach	345-03-00-058.000
		Edisto Beach (subgrant)	Nov-10	3706 Docksite Road, Edisto Beach, SC	Colleton	Edisto Beach	345-04-00-001.000
		City of Rock Hill	Jun-11	420 West White Street, Rock Hill, SC	York	Rock Hill	598-11-01-001
		Town of Ware Shoals	Jan-12	40 E. Main Street, Ware Shoals, SC 29692	Greenwood	Ware Shoals	6923-528-602
		Town of Hampton (subgrant)	Jan-12	Mill and Jarell Streets, Hampton, SC (application shows 100	Hampton	Hampton	119-05-01-003
		City of Greenwood	Feb-13	700 Kitson Street, Greenwood, SC	Greenwood	Greenwood	6845-658-970
		Greenville Redevelopment Authority	Jul-13	625 Poinsett Highway, Greenville, SC	Greenville	Greenville	152001900100
		Florence County	Jul-15	265 North Church Street, Lake City, SC	Florence	Lake City	80015-02-010
		City of Rock Hill ARRA	Sep-10	420 West White Street, Rock Hill, SC	York	Rock Hill	598-11-01-001
		Conestee Foundation ARRA (subgran	Apr-11	601 Fork Shoals Road, Greenville, SC	Greenville		420000100200
		City of RH ARRA (subgrant)	Jun-11	420 West White Street, Rock Hill, SC	York	Rock Hill	598-11-01-001
		City of Rock Hill - Lowenstein	Jun-16	420 West White Street, Rock Hill, SC	York	Rock Hill	598-11-01-001
		Pelzer Historical Commission (subgra	Jul-19	Lebby Street, Pelzer, SC	Anderson	Pelzer	244-10-02-001
		Pelzer Historical Commission (subgra	Dec-19		Anderson	Pelzer	2430106003
		SC BEST Program (subgrant)	Aug-22				see Program spreadsheet
		Town of Great Falls (subgrant)	Sep-23	Eastern side of Dearborn St in Great Falls (no street # assigne	Chester	Great Falls	202-13-02-003-000
		All Star Bowling (subgrant)	Sep-23	1543 Russell Street, Orangeburg, SC	Orangeburg	Orangeburg	0173-14-11-014.000
		Anderson County *	Dec-19	101 South Gossett Street, Anderson, SC	Anderson	Anderson	150-09-02-001
		Pelzer Historical Commission *	Dec-19	Lebby Street, Pelzer, SC	Anderson	Pelzer	244-10-02-001
		City of Greenwood #2	Dec-18	700 Kitson Street, Greenwood, SC	Greenwood	Greenwood	6845-658-970
		The May Corporation	Dec-20	710 Broadway Street, Seneca, SC	Oconee		210-00-01-047
		Gordon Street Mill	Oct-23	100 & 101 Gordon Street, Greenville, SC	Greenville	Greenville	116000600400
		VindiCorp, LLC	Aug-24	455 & 457 Whitner St, Anderson, SC	Anderson		1490302017
		Rock Hill Economic Development	Feb-22	736 West White St, Rock Hill, SC	York	Rock Hill	5981002024
		Rail Road Corner (subgrant)		1715/1719 Russell Street, Orangeburg, SC and 122 Treadwel	Orangeburg	Orangeburg	0173-14-04-010

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Buffalo Mill	FY2			
American Thread Mill	FY2			
219 Hampton Street	FY2			
215 Hampton Street	FY2			
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Aiken County	Jan-08	NW Quadrant of intersection		
City of Union	Jan-09	201 North Enterprise Street,		
Spartanburg County	Nov-10	250 Victor Ave, Greer, SC		
Edisto Beach	Nov-10	3706 Docksite Road, Edisto		
Edisto Beach (subgrant)	Nov-10	3706 Docksite Road, Edisto		
City of Rock Hill	Jun-11	420 West White Street, Rock		
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City of Greenwood	Feb-13	700 Kitson Street, Greenwo		
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Florence County	Jul-15	265 North Church Street, La		
City of Rock Hill ARRA	Sep-10	420 West White Street, Rock		
Conestee Foundation ARRA (subgr	Apr-11	601 Fork Shoals Road, Gree		
City of RH ARRA (subgrant)	Jun-11	420 West White Street, Rock		
City of Rock Hill - Lowenstein	Jun-16	420 West White Street, Rock		
Pelzer Historical Commission (subgr	Jul-19	Lebby Street, Pelzer, SC		
Pelzer Historical Commission (subgr	Dec-19			
SC BEST Program (subgrant)	Aug-22			
Town of Great Falls (subgrant)	Sep-23	Eastern side of Dearborn St		
All Star Bowling (subgrant)	Sep-23	1543 Russell Street, Orange		
Anderson County *	Dec-19	101 South Gossett Street, A		
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VindiCorp, LLC	Aug-24	455 & 457 Whitner St, And		
Rock Hill Economic Development	Feb-22	736 West White St, Rock H		
Rail Road Corner (subgrant)		1715/1719 Russell Street, O		

#	COG Region	Site Name - Work	Address	Tax ID	County	Municipality
APPALACHIAN REGIONAL COG						
1	ARCOG	Fair Oak Youth Center	150 School Road, Fair Play, SC	337-00-02-011	Oconee	Fair Play
2	ARCOG	Pelzer-parcel adjacent to upper mill	50 Smythe Street, Pelzer, SC	243-03-02-001	Anderson	Pelzer
3	ARCOG	Iva Branch Library	622 East Front Street, Iva, SC	133-06-06-006	Anderson	Iva
4	ARCOG	Railyard	300 W St John Street, Spartanburg, SC	7-12-09-347.00	Spartanburg	Spartanburg
5	ARCOG	Chesnee Downtown Market	112 West Cherokee St, Chesnee, SC	2-14-09-228.00	Spartanburg	Chesnee
Berkeley-Charleston-Dorchester COG						
1	BCDCOG	Old Jamestown School	4346 N. Highway 17A , Jamestown, SC 29453	075-00-00-016	Berkeley	Jamestown
2	BCDCOG	Navy Base North Yard/Battery Park	2750 Avenue B N. North Charleston, SC 29419	400-00-00-047	Charleston	North Charleston
Central Midlands COG						
1	CMCOG	Ridgeway Recreation Center	1966 US-21, Ridgeway, SC 29130	186-03-05-018-000	Fairfield	Ridgeway
2	CMCOG	Boyd Crossing Rail Site	13824 C R Koon Hwy, Newberry, SC 29108	404-7	Newberry	Newberry
3	CMCOG	Old Municipal Dump	Maple St, Batesburg, SC	007031-01-014	Lexington	Batesburg-Leesville
7	CMCOG	Old Elementary School	1419 Lewis Store Rd, Blackstock, SC 29014	035-00-00-016-00	Fairfield	Winnsboro
8	CMCOG	Sgt. Isaac Woodard Park Site	West Church Street, Batesburg, SC 29008	007021-06-009	Lexington	Batesburg-Leesville
9	CMCOG	Thespian Hall and Tavern Site	East Washington Street, Winnsboro, SC 29180	126-01-34-017-000	Fairfield	Winnsboro
CATAWBA REGIONAL COG						
1	CRCOG	Former Dry Cleaner	307 East Main Street, Union, SC	073-12-13-003-000	Union	Union
2	CRCOG	Heath Springs Park	102 Duncan Street, Heath Springs, SC	01331-00-014.00	Lancaster	Heath Springs
5	CRCOG	Former Post Office	158 Main St, Chester, SC	201-10-02-001-000	Chester	Chester
6	CRCOG	Former Filling Station Site	Intersection of Saluda St and Hudson St	201-11-04-001-000	Chester	Chester
9	CRCOG	Former Jonesville HS Activities Building	131 North Main Street, Jonesville, SC	027-02-19-001-000	Union	Jonesville
10	CRCOG	Jonesville Industrial Park	Jonesville Industrial Park Rd	027-00-00-109-000	Union	Jonesville
LOWCOUNTRY COG						
1	LCOG	Lowcountry Regional Airport Blvd Site	Robertson Blvd, Colleton County	132-00-00-028 (portior	Colleton	N/A
2	LCOG	Old Allen School	483 N. Broad Street, Brunson, SC	079-03-02-001	Hampton	Brunson
LOWER SAVANNAH COG						
1	LSCOG	Warren Hotel	Corner of Railroad Ave and Main Street North, AI	105-03-07-049	Allendale	Allendale
PeeDee COG						
1	PDCOG	Old High School Gym	320 Welsh Street, Olanta, SC 29114	04520-03-172	Florence	Olanta
2	PDCOG	Sewing Plant	403 S. Jones Road, Olanta, SC 29114	04610-03-014	Florence	Olanta
3	PDCOG	Tommy's Convenience Store	776 E Main Street, Timmonsville, SC 29161	00033-04-011	Florence	Timmonsville
4	PDCOG	ADB International Inc.	1824 S Main St, Darlington, SC 29532	186-00-01-016	Darlington	Darlington
5	PDCOG	Johnsonville/Dubois Plant	729 White Oak Dr., Johnsonville, SC	00431-05-013	Florence	Johnsonville
6	PDCOG	Old Joe's Tires	101 & 105 E. Smith St, Timmonsville, SC	70013-08-001	Florence	Timmonsville
SANTEE LYNCHES COG						
2	SLCOG	Former Mayesville Town Hall Building	22 South Main Street, Mayesville, SC	3051303004	Sumter	Mayesville
3	SLCOG	Rowland Warehouse Property	50 Commerce Street, Sumter, SC 29150	2490903010	Sumter	Sumter
UPPER SAVANNAH COG						
1	USCOG	Lydia Mill	14 Peachtree Street, Clinton, SC	593-00-00-001	Laurens	Clinton

Tracking Brownfield Activity with GIS

<https://www.arcgis.com/apps/dashboards/6421d62c98cf4b7ba799f7fc2c0c884c>

Brownfields Revitalization

For more information:

Tyler Lewis: TLewis@catawbacog.org

or

Marty Little, AICP: MLittle@catawbacog.org

at

803-327-9041

