



Town Of North Wilkesboro

Post Office Box 218

North Wilkesboro, North Carolina 28659

Bus. (336) 667-7129

Fax (336) 838-1779

Narrative Information Sheet

- 1) Applicant Identification
Town of North Wilkesboro
P.O. Box 218
832 Main Street
North Wilkesboro, NC 28659
- 2) Website URL
<https://www.north-wilkesboro.com>
- 3) Funding Requested
a) Single Site Cleanup
b) 1,738,577.83
- 4) Location
North Wilkesboro, NC
- 5) Property Information
Former Jenkins Wholesale and Smoot Tannery Property
127 Maple Street, North Wilkesboro, NC 28659
- 6) Contacts
a) Project Director

Meredith Detsch, CZO
Planning Director
Town of North Wilkesboro
Email: planning@northwilkesboronc.gov
832 Main Street/Mailing: PO Box 218
North Wilkesboro, NC 28659
Office: 336-667-7129 ext. 3011
Cell: 336-466-5275

b) Chief Executive/Highest Ranking Elected Official

Mayor Marc Hauser
Board of Commissioners
Email: mhauser@northwilkesboronc.gov
832 Main Street/Mailing: PO Box 218
North Wilkesboro, NC 2865
Office: 336-667-7129
- 7) Population
4,349

8) Other Factors

Other Factor	Page #
Community Population 15,000 or less.	4
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	n/a
The proposed brownfield site(s) is impacted by mine-scarred land.	n/a
Secured firm leveraging commitment ties directly to the project and will facilitate completion of the remediation/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation.	n/a
The proposed site(s) is adjacent to a body of water (i.e., the border of the proposed site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	n/a
The proposed site(s) is in a federally designated flood plain.	3
The reuse of the proposed cleanup site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	n/a
The reuse of the proposed cleanup site(s) will incorporate energy efficiency measures.	n/a
The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments.	3
The target area(s) is impacted by a coal-fired power plant that has recently closed (2014 or later) or is closing.	n/a

9) Releasing Copies of Applications

n/a

North Wilkesboro Brownfield Cleanup Grant Application Narrative

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1.a. Target Area and Brownfields

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

The Smoot Tannery (Tannery) site sits in Census Tract 37193960600, just blocks away from the downtown corridor of North Wilkesboro, North Carolina (the Town). It is adjacent to many community assets, such as Smoot Park and the Yadkin River Blueway and Greenway. The Tannery is a prime location for redevelopment into recreational and community facilities to serve a rural town beset with environmental and economic challenges.

The Tannery was a key contributor to the local economy in the early 1900s and employed many residents. The catalyst of the Tannery's degradation was the flood of 1940, which wiped out the tanning operations. Though ironically some contamination from tanning may have been washed away by that event, much of the remaining rubble was simply buried on site. The Tannery's remaining buildings were then occupied by general warehousing and automotive restoration businesses, operating for decades until the death of the most recent owner. For over a decade, the Tannery has been vacant, and the buildings have become increasingly dilapidated. The prior industrial activity has resulted in soil impacts on-site above state criteria for volatiles, petroleum constituents, and metals.

The ruinous state of the buildings has precluded full site characterization, which poses risks to public health and is an impediment to redevelopment. The site previously had tax liens from the Town, County, and IRS (which have since been resolved), and it contributed nothing to the local economy as it remained vacant. Its abandoned, blighted state now hinders downtown revitalization efforts, deters investment, and perpetuates economic stagnation, resulting in lost revenue for the Town and County. The crumbling structures and debris detract from the area's visual appeal and lower nearby property values. Structural instability led the Fire Department to issue "do not enter" placards on several buildings, marking clear safety hazards to the community.

Redeveloping the Tannery is part of a broader strategy to target key properties in and near the downtown corridor for revitalization as outlined in the Town's Downtown Master Plan and River District Plan (collectively, Revitalization Plans). This grant will address contamination and stabilize the site, paving the way for redevelopment essential to the Town's broader goals. Pollutant remediation will mitigate public health risks, enabling future community-centered projects like public green spaces, commercial spaces, or mixed-use developments that align with revitalization plans.

1.a.ii. Description of the Proposed Brownfield Site

The Tannery, located at 127 Maple Street in the Town, spans 3.01 acres and includes approximately 91,206 square feet of dilapidated buildings. After a long history of industrial activity, the site sits vacant with contamination from former industrial uses, such as metals from tanning operations and solvent/petroleum impacts from later automotive restoration.

Environmental assessments have identified soil impacts of metals, petroleum constituents, and volatile compounds above applicable state Preliminary Soil Remediation Goals, which pose public health risks. Groundwater contamination is also a concern, with traces of volatile organic compounds and semi-volatile organic compounds linked to past activities. Potential vapor intrusion risks present additional challenges, as volatiles could migrate into indoor air if redevelopment occurs without adequate remediation/mitigation measures.

The site's location near the Yadkin River also raises concerns about the potential impact on local water sources, as the river feeds into drinking water sources for areas as far away as Winston-Salem. In addition to human risk, these impacts threaten the habitats of endangered species near the site, which include the Bog Turtle, Monarch Butterfly, and several migratory bird species.

1.b. Revitalization of the Target Area

1.b.i. Reuse Strategy and Alignment with Revitalization Plans

The projected reuse strategy for the Tannery emerged from the market analysis in the Roadmap to Reuse Plan by Atlas Community Studios (Roadmap to Reuse Plan), and it aligns closely with the Town's Revitalization Plans, transforming this long-overlooked site into a valuable community asset. Of the three options the Roadmap to Reuse Plan presented, two options arose that could be combined for a stronger asset and ideal reuse strategy. A destination recreation facility that ties together indoor and outdoor recreation with food and drink options, and a "Culinary Collective" model that combines a food hall with a restaurant incubator.

Creating a destination recreation facility with a commercial kitchen/food hall would bolster the area with workforce and business development opportunities that will connect with the local community college's culinary graduates and budding outdoor recreation enthusiasts. The redevelopment will create accessible job opportunities, improve public health, and expand access to the Town's parks and greenways.

The Road to Reuse Plan highlights how the two reuse options align with the Town's Revitalization Plans. The reuse will enhance the Town's recreation and tourism assets; increase the connectivity of its neighborhoods, greenways, and trail systems; reactivate a dormant, underutilized property; and enhance the quality of life for Town residents. These impacts align with the priorities of the Revitalization Plans, along with longer term planning documents such as the Town's 25-year comprehensive plan, regional plans such as the Great State of Wilkes (County) Outdoor Action Plan, and targeted plans for other community assets, such as the Smoot Park Master Plan and upcoming Town's Parks Master Plan.

To engage the community on the site's use, the Town launched a robust public outreach campaign to encourage residents to share memories and ideas for the Tannery. Students from EPA Region 4's College/Underserved Community Partnership Program (CUPP) created materials for the Town to inform and engage the public. This included a brochure summarizing the Phase I and II Environmental Site Assessments (ESAs) and an online survey that ran from July through November 2024. Survey information was shared at local events like the Apple Festival and Downtown Merchants Association Spooktacular, both in October 2024. As of October 31, 2024, 81 respondents had completed the survey, adding input into its potential reuse.

The Town also held public meetings throughout 2024 on the Tannery. Key events included Board of Commissioners' reviews of the Road to Reuse Plan on August 22, 2024, and October 17, 2024, and a public input session specifically for the grant application on October 29, 2024. Project Manager Meredith Detsch led further outreach, including surveys distributed in water bills, flyers posted at community centers and businesses, social media and website posts, and direct email invitations to at-risk community groups, phone calls to subscribers and newspaper ads.

Public input has and will continue to inform the final Revitalization Plans. The public meeting on the draft application confirmed that several residents want to see a mixture of uses on the site, including recreation and food offerings, and others cited the potential for connecting the Tannery to greenways and other recreation amenities. The online survey has found a balance of opinions on potential uses with no one option dominating; roughly a fifth of residents want greenspace, a fifth want commercial uses, and another fifth want a mixed-use development. In other recent community meetings, residents have expressed a desire for outdoor amenities including new green spaces, soccer fields, community gardens, yard games, unpaved trails, and a dog park which could be integrated into the site. This feedback will be considered as a final reuse strategy for the Tannery is developed and presented for approval by the Town's governing board in early 2025.

1.b.ii. Outcomes and Benefits of Reuse Strategy

The revitalization of the Tannery will have significant impacts on the Town: stimulating economic growth, improving environmental sustainability, and enhancing community spaces. The project's strategic location near other vital community amenities offers opportunities for mixed-use development, which will attract private investment and support small businesses, creating job opportunities for residents. The increased availability of affordable commercial spaces will encourage entrepreneurship and stimulate economic activity, raising the town's tax base and driving long-term growth.

The cleanup and redevelopment phases will create construction jobs, and with new permanent jobs in retail, hospitality, and other sectors occurring afterward. The Roadmap to Reuse Plan estimates that the cleanup will facilitate the creation of 93 jobs (64 direct, 7 indirect, and 16 induced) from the construction of a new facility on the Tannery site, and it will drive \$16M in economic output from \$12M in project costs. The economic opportunities from the site's transformation into a collaborative food and recreation hub will be accessible to underserved communities. The reuse strategy will provide tangible benefits for nearby low-income and government-subsidized housing residents, who will gain improved access to greenspaces and community facilities that support physical and mental well-being. Additionally, the redevelopment will create job opportunities within walking distance of working-class residents, directly benefiting the local community.

The Roadmap to Reuse Plan includes recommendations on linking the Tannery to nearby recreational areas. The Town and Town of Wilkesboro are currently seeking grants to enhance its trails system and construct

of a bridge over the Yadkin River that will connect greenways on both sides of the river. The Tannery redevelopment would incorporate connections to this growing recreation and transportation network. Green infrastructure elements will be integrated in the site to manage stormwater and reduce flood risks, especially since the site is in a federally designated floodplain. In the wake of recent storm events such as Hurricane Helene, the floodplain status indicates an ever-increasing risk of flooding and its impacts on nearby residents, businesses, and public infrastructure. The local environment is also increasingly threatened, as any contamination at the site has a higher likelihood of contaminating water channels, threatening the Yadkin River and surrounding ecosystems. The project will bolster climate resilience by implementing flood-resilient design measures, such as elevating structures and installing bioswales, to protect against future flood risks.

Addressing environmental justice concerns is a key goal of the project as the Tannery is near low-income populations. The site's Census tract has a median income of \$48,681, significantly lower than NC's median of \$66,186; 16.1% of residents live in poverty compared to the state's 13.3%. Transformation of the site aligns with the Revitalization Plans' goals of increasing quality of life in the area.

1.c. Strategy for Leveraging Resources

1.c.i. Resources Needed for Site Characterization

Previous Phase I and Phase II ESAs at the Tannery site were funded through NC Department of Environmental Quality (NCDEQ). NCDEQ's assessment grant established a foundation for remediation. Should further site characterization be needed, NCDEQ and partners, including the Development Finance Initiative (DFI) and Golden Leaf Foundation, Appalachian Regional Commission (ARC), and NC Department of Commerce can offer additional site evaluation to ensure comprehensive cleanup.

1.c.ii. Resources Needed for Site Remediation

The EPA funding requested in this application is foundational to the Tannery's remediation efforts. Given the site's environmental and logistical challenges—such as its size, location in a floodplain, and known soil and groundwater contamination—the Town is committed to leveraging supplementary funding sources as needed to ensure a comprehensive and effective cleanup. The deteriorated, unsafe structures on the property pose significant accessibility and safety concerns, further complicating remediation activities and heightening the urgency for action to protect the community. The NCDEQ Brownfields Program will continue to play a key role in providing ongoing support and technical expertise, ensuring that cleanup activities meet regulatory standards and align with environmental justice goals.

To cover any remaining remediation costs, state-level brownfields incentives, matching funds, and low-interest loans will be explored. Should unforeseen remediation needs arise, private sector investment will be actively pursued as the site's appeal increases post-cleanup. The Town aims to secure the resources required for a thorough and sustainable cleanup, enabling the site to be safely redeveloped and integrated into the community, while supporting long-term environmental and economic benefits.

1.c.iii. Resources Needed for Site Reuse

In addition to the EPA grant, partnerships with organizations such as the DFI will be key in securing funding to help redevelop the site for commercial and recreational purposes. These collaborations will leverage public and private funding, ensuring a steady flow of resources for redevelopment. Further support will be sought from partners as outlined above. As the site is prepared for redevelopment, these incentives will help bridge any gaps and attract private sector investment.

1.c.iv. Use of Existing Infrastructure

Located in an area of the community key for downtown expansion, the Tannery is well-positioned to utilize existing infrastructure, minimizing the need and costs for extensive new installations. Maple Street connects the Tannery directly to downtown and nearby neighborhoods. Existing roadways running by the site mean there is little need for additional road construction. The site's prior industrial uses provide sufficient existing water and sewer infrastructure to effectively support planned redevelopment and accommodate the resumption of services to the property. The site's location near the Yadkin River and existing stormwater management systems allows for the integration of improved flood mitigation strategies, such as bioswales and stormwater retention, utilizing the current infrastructure to manage runoff effectively. Nearby Smoot Park, Overmountain Victory Trail, and Yadkin River Blueway and Greenway provide accessible recreational areas, which the project aims to connect

to the redevelopment. This will enhance the area’s appeal and encourage active use of public spaces and alternative transportation routes without the need for significant new infrastructure investments.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a. Community Need

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

With a population of 4,264 in 2012 and 4,349 in 2022, the Town’s growth has been nearly stagnant. While it has modestly improved on some economic and education measures, the Town trails state and national levels:

Year	Median Income		Poverty Rate		Labor Force Participation Rate		Age >=25, w/ less than a H.S. diploma	
	2022	2012	2022	2012	2022	2012	2022	2012
North Wilkesboro	\$36,855	\$24,453	22.0%	37.3%	51.6%	43.1%	21.9%	33.0%
North Carolina	\$66,186	\$57,615	13.3%	16.8%	62.6%	64.2%	10.6%	15.5%
United States	\$75,149	\$65,797	12.5%	14.9%	63.5%	64.7%	10.8%	14.2%

Source: U.S. Census Bureau American Community Survey (ACS) 5-Year Estimates, 2008-2012 and 2018-2022

Given the Town’s low population and slow growth, its municipal budget is commensurately small, providing inadequate local government resources to undertake this site’s cleanup. The FY 2024-25 Community Development budget was just over \$370,000; it would need to be nearly doubled to cover the costs of this project over the projected four-year implementation period. The Town’s millage rate of .52 per every \$100 of assessed property value is already high relative to other neighboring jurisdictions, and with the need to maintain affordability for the residents, the Town has limited capacity to raise property taxes.

2.a.ii. Threats to Sensitive Populations

2.a.ii.(1) Health or Welfare of Sensitive Populations

CEJST data indicates that the Tannery is in a Census tract (37193960600) with a significant low-income population. It is in the 95th, 91st, and 86th percentiles for low median income, households in poverty, and households at or below twice the federal poverty level, respectively. According to U.S. Census ACS data, 32% of residents in the tract identify as non-White. 20% of the tract’s residents are 18 years old or younger. While health and welfare statistics cannot be exactly overlaid with these subgroups, the tract’s overall population is experiencing a range of health and welfare issues. Per EJScreen, the tract is in the 93rd, 83rd, and 75th percentiles for heart disease incidence, low life expectancy, and cancer prevalence, respectively. The results of the Phase II ESA and the NCDEQ’s Exposure Risk Calculations show soil contamination severe enough that no one will be allowed on the site without proper protections. Vapor impacts were also identified that will require vapor mitigation. Residents and employees at neighboring businesses, including the Town’s wastewater treatment plant, are near the site daily and exposed to dust, runoff, and vapors. Additionally, this site is within a block of the Town’s most popular park that includes the only public swimming pool and skate park in the County.

The Tannery sits directly within the 100-year flood plain along the Yadkin River, per EJScreen, and the site’s history includes a 1940 flood that wiped out the original tannery. As Hurricane Helene has recently shown, flooding threats in Western NC are increasing with the impacts of climate change. Mitigation and remediation efforts will prevent existing contaminants from being washed away in future flooding events and impacting nearby residential and commercial properties and waterways.

2.a.ii.(2) Greater than Normal Incidence of Disease and Adverse Health Conditions

This site is currently impacted as outlined above and exposure to these impacts has been shown to increase the risks of cancer and chronic lower respiratory diseases, and to cause damage to the liver and kidneys. The prevalence of cancer in this site’s Census tract is in the 75th percentile, per EJScreen. The 2022 Wilkes County Community Health Assessment found that county-wide mortality from chronic lower respiratory diseases was 50% higher than the State average, while chronic liver disease and cirrhosis deaths were 38% higher. Properly addressing the site’s impacts will have a positive effect on the incidence and mortality rates among the area’s residents in relation to these health issues.

2.a.ii.(3) Environmental Justice

2.a.ii.(3)(a) Identification of Environmental Justice Issues

CEJST data shows the Tannery is within an identified disadvantaged Census tract. On several measures, the tract is home to various groups that have traditionally experienced disproportionate exposure to environmental threats. The 2020 Census found the tract for the Tannery is one of Wilkes County's most racially and ethnically diverse with the County's second largest proportion of residents identifying as not White alone (28%) and the third largest Hispanic population (13%). Per CEJST, workforce development statistics show a relatively low-income population, another group historically living in closer proximity to polluted areas. CEJST further confirms the level of legacy pollution and water quality threats faced in this area; the tract is in the 95th percentile for proximity to Risk Management Plan facilities and the 91st percentile for underground storage tanks and releases.

2.a.ii.(3)(b) Advancing Environmental Justice

The site poses significant environmental and community health risks due to both the presence of contaminants and the property's deteriorated condition, which endangers passersby and attracts potential illicit activities. These conditions also have economic and social impacts on the area by depressing property values, inhibiting nearby economic activity, and diminishing community morale. These impacts are seen in the CDC's Environmental Justice Index (EJI) rank for the site's Census tract of 0.94. This score reflects high ranks for Toxic Release Inventory Sites (0.76) and Risk Management Plan Sites (0.91), and a High Pre-existing Chronic Disease Prevalence on all five tracked diseases, including asthma and cancer. Addressing the site's impacts will reduce contaminants and lead to lower cancer rates and increased life expectancy for the area's vulnerable populations.

The current reuse strategy of a destination recreation facility will not contribute to the displacement of residents or businesses; instead, it will fill a market gap and create jobs for the community. As noted in the Road to Reuse plan, existing facilities of this type in Wilkes County and a broader 60-minute drive radius are not meeting consumer demand. The proposed reuse will increase demand for goods and services by drawing in out-of-town visitors and supporting the local economy. The project's moderate scale and strategic location will have a positive impact on the Town while avoiding negative economic effects, such as higher housing or retail costs.

2.b. Community Engagement

2.b.i. and 2.b.ii. Project Involvement and Project Roles

The Town has partnered with many agencies to further site acquisition and redevelopment.

Name of organization/ entity/group	Entity's mission	Point of contact (name & email)	Specific involvement in the project or assistance provided
NCDEQ Brownfields Redevelopment Section	To work with Brownfields Property Owners to maintain the on-going safe reuse of properties and compliance with recorded Brownfields Agreements and protect human health and the environment.	Jordan Thompson, jordan.thompson@deq.nc.gov	Assisting with Brownfield Agreement and ABCA. Assisting with public meetings. Providing technical guidance on clean up and reuse on the site.
North Wilkesboro Planning Board	An advisory board to the Town Board of Commissioners with Zoning Ordinance amendments and policies' conformance with the Town's Comprehensive Plan. Commissioners assign special projects to this board.	John Harwell, Planning@northwilkesboronc.gov	Conducting technical reviews and holding meetings on plans before the Board of Commissioners approves them. Can facilitate the review of a small area plan for the site and public input.
North Wilkesboro Board of Commissioners	Town Governing Board has a mayor and five Town Commissioners who identify community needs and commit	Marc Hauser (Mayor), mhauser@northwilkesboronc.gov	Holding public input meetings and advising staff through the process. Allocating additional money to ensure the project is successful.

	resources to those needs within the limits of federal and state law.		
Wilkes Outdoor Action Plan Group	A group of community stakeholders working on economic development of Wilkes’ outdoor assets through the adopted Great State of Wilkes Action Plan.	Jenn Wages, jenn@healthywilkes.org	Supporting the redevelopment of the property through review and comment on the Town’s plans. Collaborating on post-cleanup funding for recruitment of outdoor business opportunities.
Wilkes Chamber of Commerce	The voice and advocate for business and the hub for communication in Wilkes County.	Linda Cheek, lcheek@wilkesnc.org	Connecting the business community with the Town for outreach and comment on plans for the site.
Wilkes Economic Development Corporation	To facilitate the creation of new jobs and investment in Wilkes County, through the retention and expansion of existing businesses and recruitment of new businesses along with real estate development.	LeeAnn Nixon, lnixon@wilkesedc.com	Connecting the Town with economic development incentives, including assistance with workforce development grant applications. Assisting with post-cleanup site marketing.
Wilkes Tourism Development Authority (WTDA)	To bring overnight travelers to Wilkes County to grow the local economy.	Thomas Salley, tsalley@wilkesboronc.org	Promoting the redevelopment of the site and assisting with attracting businesses and users of the site once cleanup is complete.
Wilkes Soil and Water Conservation District	To foster voluntary, incentive-driven management of soil, water, and related natural resources for the benefit of the environment, economy, and all citizens.	Kayla M. McCoy, kmccoy.wilkes@gmail.com	Assisting with environmental education programs and community outreach. Assisting with post-cleanup environmental grants.

2.b.iii. Incorporating Community Input

The Town will continue to engage the community and conduct outreach through an actively updated website that will have a contact and comment/complaint form, upcoming quarterly meetings schedules and materials, community presentations, and direct links to all relevant materials. Dual English and Spanish text will be available with all meetings and outreach. Monthly social media features, bi-monthly presentations to civic organizations and our Town’s boards will incorporate the community’s input and status reports. As the Town’s nearby park, Smoot Park, undergoes renovations, staff will engage with those patrons and gather feedback. Neighboring property owners will be checked on monthly to hear how they are being impacted.

All feedback including verbal, written, phone calls, emails, and social media comments will be compiled into a matrix and be available for view on the website. Action steps will be formed from the feedback to assist with future development planning and reuse of the property.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3.a. Proposed Cleanup Plan

To adequately prepare the Tannery for redevelopment, option three in the Analysis of Brownfield Cleanup Alternatives (ABCA) is the only viable option for the Town to acquire a pad-ready site for redevelopment. The \$1,701,500 cost estimate (with a full detailed cost estimate provided in the attached ABCA) includes removal of dilapidated structures and slabs that are impeding complete site characterization, abatement of ACM and LBP, removal of four inground hydraulic lifts, and additional assessment to further delineate subsurface impacts at the subject property. Complete removal of ACM and LBP from the site will eliminate future exposure and risks of hazardous materials to the community. The Town will need to contract with qualified contractors and qualified environmental professionals (QEP) perform these tasks. The Town is prepared to conduct the proper notifications and uphold all required local, state, and federal procurement standards through 2 CFR Part 200, 2 CFR Part 1500, and 40 CFR Part 33.

During demolition, third party air quality monitoring will be conducted to protect the abatement contractors and the public when removing the LBP and ACM materials. Appropriate permits (e.g., notify before you dig, soil transport/disposal manifests, demolition) will be obtained prior to the work commencing. Federal and State National Emissions Standards for Hazardous Air Pollutant regulations require that notification of any proposed demolition activity that would disturb ACM be provided to the appropriate regulatory agency. The disturbance of lead-containing painted surfaces will be performed in accordance with U.S. EPA-Lead Renovation, Repair and Painting Program (40 CFR 745.80, Subpart E), and addressed in accordance with OSHA Construction Standard for Lead (29 CFR 1926.62). ACM and LBP found on building materials will be disposed of in an approved site for proper handling and disposal. Once ACM and LBP abatement is complete, removal of the four hydraulic lifts and demolition of nearly all buildings and structures is necessary to facilitate the additional environmental assessments of the soils, and to access the site, as many of the structures have collapsed and are unsafe to enter for any testing or soil borings. The only structure to remain is the smokestack at the back of the property as the community has expressed a strong desire to keep it and designate it a national historic landmark.

3.b. *Descriptions of Tasks/Activities and Outputs*

Project Implementation	Anticipated Schedule	Task Lead	Outputs
Task 1: Cleanup Planning			
<ul style="list-style-type: none"> Develop RFP For QEP selection Select QEP and negotiate cleanup contract Hold kickoff meeting with QEP, Town staff, elected officials, public, and other stakeholders Finalize cleanup plan and scope of work Select cleanup contractor through bid Produce initial project reports to EPA 	Q3 2025 through Q4 2025; will attend Brownfields conference in Q3 2025	Town of North Wilkesboro w/ NCDEQ support	<ul style="list-style-type: none"> RFP for site cleanup contractor Cleanup bid Contract with QEP 2 quarterly reports Training and attending 2025 Brownfields Conference
Task 2: Project/Grant Management			
<ul style="list-style-type: none"> Track progress and manage QEP on timely completion of cleanup tasks Financial management, including budgeting, invoice processing/payment, and all necessary reporting Document and report on project activities and accomplishments Travel and training opportunities 	Q1 2026 through Q3 2026	Town of North Wilkesboro w/ NCDEQ support	<ul style="list-style-type: none"> 3 quarterly reports 2 annual reports Ongoing ACRES reporting 4 public meetings on progress Monthly social media and website posts on the status. QEP hired via competitive bid Grant close-out report
Task 3: Site Cleanup			
<ul style="list-style-type: none"> Project design specifications for ACM and LBP abatement Preparation of QAPP for abatement & demo and additional assessment Mobilization/site set up ACM & LBP abatement ACM & LBP debris transportation and disposal Slab removal and disposal 	Q1 2026 through Q2 2026	QEP & Town of North Wilkesboro	<ul style="list-style-type: none"> QAPP Demolished & remediated site Final cleanup report

<ul style="list-style-type: none"> Hydraulic lift removal Fieldwork Demobilization/site breakdown 3rd party air monitoring Oversight/confirmation survey 			
Task 4: Additional Assessment			
<ul style="list-style-type: none"> Additional site assessment, including new drilling Manage Investigation Derived Waste Analysis of samples and report preparation 	Q2 2026	QEP	<ul style="list-style-type: none"> Updated site analysis report

3.c. Cost Estimates

Budget Categories*		Project Tasks (\$)				Total
		Cleanup Planning	Project/Grant Management	Site Cleanup	Additional Assessment	
Direct Costs	Personnel	\$13,372.84	\$11,523.33			\$24,896.17
	Fringe Benefits	\$4,680.49	\$4,033.17			\$8,713.66
	Travel	\$3,468.00				\$3,468.00
	Contractual			\$1,647,500.00	\$54,000.00	\$1,701,500.00
Total Direct Costs		\$21,521.33	\$15,556.50	\$1,647,500.00	\$54,000.00	\$1,738,577.83
Indirect Costs						
Total Budget (Total Direct Costs + Indirect Costs)		\$21,521.33	\$15,556.50	\$1,647,500.00	\$54,000.00	\$1,738,577.83**

*There are no costs for the Equipment, Supplies, Construction, or Other categories, which are thus deleted.

**Budget adjustments due to unforeseen circumstances will be accommodated through changes of program plans and altered scopes of work as necessary and approved by the EPA and will not exceed a 10% change in costs.

Task 1 Cleanup Planning – Personnel costs are calculated as follows:

Employee	Hourly Rate	Hours / Week	Weeks	All Hours	Total Salary	Fringe (35%)
Meredith Detsch	\$38.30	8	26	208	\$7,966.40	\$2,788.24
Holly Minton	\$54.25	2	26	52	\$2,821.00	\$987.35
Joseph Kamperman	\$24.86	4	26	104	\$2,585.44	\$904.90
TOTALS					\$13,372.84	\$4,680.49

Task 2 Project/Grant Management – Personnel costs are calculated as follows:

Employee	Hourly Rate	Hours / Week	Weeks	All Hours	Total Salary	Fringe (35%)
Meredith Detsch	\$38.30	5	39	195	\$7,468.50	\$2,613.98
Holly Minton	\$54.25	1	39	39	\$2,115.75	\$740.51
Joseph Kamperman	\$24.86	2	39	78	\$1,939.08	\$678.68
TOTALS					\$11,523.33	\$4,033.17

Travel: to attend Brownfields 2025 conference in Chicago: **Airfare:** \$449 one-way (\$898 round-trip); **Meals/expenses:** \$69 per diem 1st day and 3rd day of trip, \$92 per diem 2nd day = \$230 for three days. **Lodging:** August 2025 rate \$202 x 3 nights = \$606 for 3 days. **Total travel:** \$1,734 per person x 2 attendees = **\$3,468.00.**

Task 3 Site Cleanup – Per the ABCA, estimated costs are: 1) Project Design Specifications for ACM and LBP Abatement - \$6,000; 2) Preparation of QAPP - \$4,000, 3) Mobilization/Site Set Up - \$30,000; 4) ACM & LBP Abatement (1 month) - \$500,000; 5) ACM & LBP Debris Transportation and Disposal - \$450,000; 6) Slab Removal and Disposal (85,000sq ft, 1' thick) - \$175,000; 7) Hydraulic Lift Removal (3 days) - \$12,500; 8)

Fieldwork (6 weeks) - \$400,000; 9) Demobilization/Site Breakdown - \$15,000, 10) 3rd Party Air Monitoring (5 weeks, 25 days) - \$20,000; 11) Oversight/Confirmation Survey - \$35,000

Task 4 Additional Assessment – Per the ABCA, estimated costs are: 1) Additional Assessment (Labor) - \$14,000; 2) Additional Assessment (Drilling) - \$14,000; 3) IDW Management - \$4,000; 4) Analytical - \$14,000; 5) Report Preparation - \$8,000

3.d. Plan to Measure and Evaluate Environmental Progress and Results

The Town’s project team, working closely with the QEP and cleanup contractor, will conduct biweekly meetings to ensure tasks are completed within the work scope, and to provide updated budgets, timelines, and outstanding task lists, all accessible to the team for live project status tracking. Quarterly reports to the EPA will include budget and timeline updates, and progress within the project schedule. Any discrepancies will be addressed by the project manager and QEP promptly to keep the project on time and within budget.

The selected cleanup method, Building Demolition, ACM and LBP Abatement, and Debris Removal with Offsite Disposal (ABCA Alternative #3), will include necessary air, water, and noise monitoring during and following cleanup. Given the site’s location in a floodplain and proximity to the Yadkin River, we will monitor the area closely for any environmental impacts.

During the cleanup, the team will track metrics, including the property area remediated, tonnage of contaminated materials removed, active staff count, created jobs, public interactions and feedback, outstanding invoices, and current costs. These data will support EPA reports and biannual community updates. Following cleanup and any remaining assessment, the Town will ready the property for redevelopment, gathering additional public input and pursuing workforce and economic development grants to fund the reuse.

In coordination with the voluntary NCDEQ Brownfield Agreement, all covenants and land restrictions will be honored in future development. Any monitoring wells or systems that remain will be checked annually by a QEP to ensure continued compliance and safety.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4.a. Programmatic Capability

4.a.i. Organizational Structure

The Town was incorporated 1891 and is governed through an entrepreneurial spirit that is still strong today. The Town maintains a fiscally conservative approach to every year’s budget and a fund balance that is well above the State’s requirements. The Finance team administers numerous state, federal, and private grants to bolster services to citizens. The Planning Director worked with NCDEQ over the last two years on the DEQ Assessment Grant, which resulted in site characterization and application of the property to the NC DEQ Brownfield Redevelopment Section for an eventual Brownfields Agreement. The Town Manager and Planning Director are adept at applying for, managing, and closing out grants. The administrative team listed below will be able to fully execute the grant requirements in conjunction with the Town Finance staff.

4.a.ii. Description of Key Staff

Planning Director (Project Manager) - Meredith Detsch will provide general grant management activities and daily tasks. She worked on several private and state grants in North and South Carolina and is well equipped to administer this grant. Detsch worked with NCDEQ for the past two years on the grant administration of the MARC on the site, which included coordination with contractors, public outreach, training, presenting to various groups, and becoming familiar with the supporting documents including the ESA I & ESA II. Detsch will oversee contractor activities and ensure quality control for all tasks.

Town Manager (Program Manager) - Holly Minton has worked in the public sector for more than twelve years, securing funding and successfully executing grants for the organizations’ needs. She has a proven track record of advancing large community projects and recently secured over \$6 million to upgrade the Town’s Fire Department and flagship community park, Smoot Park, that is near the Tannery.

Planner – Joseph Kamperman has worked in the various local government agencies for nine years. He has received and managed several private grants focused on quality of life and landscaping improvements.

4.a.iii. Acquiring Additional Resources

The Town's procurement policy is derived from the state's requirements and adheres to all necessary procurement requirements, which will dictate the competitive Request for Proposals (RFP) process for the Tannery site work. Contractors will adhere to the approved scope of work and follow direction from the Town. Qualified contractors will be locally sourced if available but may require looking at a regional level and preference will be given to Disadvantaged Business Enterprise (DBE) contractors in our area.

Over the past five years, the Wilkes Outdoor Action team has worked with numerous agencies including the Town of Wilkesboro and North Wilkesboro, Wilkes County, Wilkes County Health Department, EDC, and non-profits like Greenway Council and Health Foundation. This action group is focused on community healthy living, promoting outdoor assets, and creating jobs that support our outdoor economy. The adopted plan, The Great State of Wilkes Outdoor Action Plan, is a 15-year roadmap to grow the outdoor economy and encourage active living in the County, and the proposed site reuse aligns with its strategies. The Town will also utilize the Roadmap to Reuse Plan for the site to secure additional funding opportunities to execute the redevelopment.

4.b. Past Performance and Accomplishments

4.b.ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements

4.b.ii.(1) Purpose and Accomplishments

The Town has successfully received and managed numerous federal, state, and private grants. In the past three years, the Project and Program Managers have secured and successfully managed several notable grants.

Lowe's Hometown Grant, Smooth Park Inclusive Play Equipment (\$325,000), May 2022 - The Town procured a contractor to install the inclusive play equipment, significantly improving our youth's lives. Partnerships with our local Lowe's stores allowed volunteers to install landscaping and beautify the park. This grant is completed and in compliance.

Accessibility for Parks (AFP) (\$500,000), 2022 - This grant is ongoing and has attracted additional funding of over 3.5 million dollars that has been allocated to the park renovations. The focus on inclusivity and accessibility continues into the other assets of the Town's parks including trail systems, the public swimming pool, pool house, an upgrade river access for commercial outfitters, and other play amenities.

FEMA Staffing for Adequate Fire and Emergency Response (SAFER) (\$527,250), 2019 - This 4-year award funded the salaries of four new part-time firefighters, a volunteer firefighter recruiting program, and related expenses. The Town administered the grant, recruited and hired positions, and adequately met grant requirements over the timeframe. The Town has since applied for another SAFER grant for \$477,000 and was awarded to continue these efforts with retention and recruitment.

4.b.ii.(2) Compliance with Grant Requirements

The Town has met all the requirements and completed the workplans of the grants listed above and more through numerous federal, state, private, and non-profit entities. The Town utilizes financial software to track expenditures, invoice, and create reports including budget to actual which ensures strict budget compliance. The Town will conduct clear communication with the EPA to ensure the project stays on schedule and within budget. The Town is equipped to track expenses and time, provide invoicing and disbursement requests, submit all needed reporting, and conduct continuous monitoring of the site during the grant and after it is closed out to ensure successful completion.

North Wilkesboro Brownfields Cleanup Grant Application - Threshold Criteria for Cleanup Grants

1. Applicant Eligibility

- a) The Town of North Wilkesboro affirms it is eligible for an EPA Clean-up Grant, as a General Purpose Unit of Local Government. The town was incorporated on March 4, 1891, and is a *Local government* as defined by 2 CFR § 200.1.
- b) The Town of North Wilkesboro is a unit of local government, thus section 501(c)(4) of the Internal Revenue Code does not apply.

2. Previously Awarded Cleanup Grants

The Town of North Wilkesboro affirms that it has not received funding from a previously awarded EPA Brownfields Cleanup Grant for the proposed site.

3. Expenditure of Existing Multipurpose Grant Funds

The Town of North Wilkesboro affirms that it does not have an open EPA Brownfields Multipurpose Grant.

4. Site Ownership

The Town of North Wilkesboro is the sole owner through a deed in fee simple of the Former Jenkins Wholesale and Smoot Tannery Property, as defined in the Wilkes County Register of Deeds (Deed Book 1406, Page 185, Instrument # 7658) recorded on November 13, 2024.

5. Basic Site Information

- a) Name of the site: Former Jenkins Wholesale and Smoot Tannery Property
- b) Address: 127 Maple Street, North Wilkesboro, NC 28659

6. Status and History of Contamination at the Site.

The 3.01-acre Former Jenkins Wholesale and Smoot Tannery site is located in a commercial/industrial area of North Wilkesboro. The site was occupied by a tannery from 1897 to 1940 under the names C.C. Smoot & Sons Tannery (Smoot Tannery, 1897-1925) and International Shoe Company (1925 – 1940). The majority of the tannery operations were destroyed by a flood and fire in 1940. Jenkins Wholesale Supply Company (Jenkins) moved into the property in the 1950s and remained until the early 2000s. Jenkins included an automobile restoration business known as Jenkins Properties, Inc. Antique Auto Sales & Restorations. The site is now vacant, with six dilapidated office and warehouse buildings. Reconnaissance at the site indicates both hazardous substances and petroleum contaminants, with hazardous substances as the predominant contaminant.

Historical tanning operations and processes included soaking hides in vats containing solutions that included chromium and arsenic. Site maps depict former presence of vats and tanks which likely contained these chemicals, as well as rail spurs which may have been used to transport the chemicals to the site. Based on known chemicals historically used during tanning operations, like chromium and arsenic, and the former presence of tanning infrastructure at the property, the former presence of Smoot Tannery is a Recognized Environmental Condition (REC).

An April 1994 Tank Closure Report indicated that one 1,000-gallon and one 2,000-gallon

gasoline Underground Storage Tank (UST) were removed in July 1993, from the northern site boundary. The tanks were from two separate tank pits with a fuel dispenser in the middle. The USTs were buried beneath 1- to 2-feet of fill material consisting of bricks and timbers; no evidence of other debris or municipal waste was observed. Following removal of the tanks, six of eight soil samples from the tank pits identified total petroleum hydrocarbons (TPH) above applicable standards. The soil excavated during the tank removal was used to backfill the excavations. A UST Closure Report in August 1994 indicated that based on the results of the 1993 soil samples, the petroleum-affected soils were removed from the UST excavations and disposed off-site in June 1994. During removal of the affected soils, the two excavations were merged into one. In February 2020, the NCDEQ issued a No Further Action (NFA) Status for the two USTs, stating the soil samples did not exceed the lower of the soil-to-water or residential Maximum Soil Contaminant Concentrations (MSCCs). Based on the regulatory status, the two USTs were considered to be a historical REC (HREC) during the April 2023 Phase I ESA. If any orphaned USTs are found on the site, they will be removed as part of the cleanup plan.

Automotive restoration activities conducted on the site through the Jenkins Properties, Inc. Antique Auto Sales & Restorations service commonly use solvents and petroleum products during operations. The site contains three in-ground hydraulic lifts, eight Aboveground Storage Tanks (ASTs) with unknown contents, a paint mixing room with a hazardous waste drum, several unlabeled drums with contents unknown, a parts washer, and numerous vehicles in various states of disrepair. The ASTs, drums, vehicles, and containers with automotive related liquids are identified as RECs; the lifts and drains are also identified as RECs.

Since tanning operations largely ceased in 1940, minimal evidence of the operations was observed during the Phase I ESA, other than those described above. Most observations are likely attributed to the Jenkins Properties, Inc. Antique Auto Sales and Restoration operations. Based on review of available historical files for the site, the following potential contaminants of concern (CoCs) have been identified: Volatile Organic Compounds (VOCs), including but not limited to petroleum-related constituents including benzene, methyl-tert-butyl ether (MTBE), and naphthalene, semi-volatile organic compounds (SVOCs), metals, and polychlorinated biphenyls (PCBs).

7. Brownfields Site Definition

The Town of North Wilkesboro affirms that the site is a real property that contains hazardous substances, like pollutants or contaminants, that complicates efforts to expand, redevelop or reuse the property. The site is not listed or proposed for listing on the National Priorities List (NPL). The site is not subject to unilateral administration orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA. The site is not subject to the jurisdiction, custody, or control of the U.S. government.

8. Environmental Assessment Required for Cleanup Proposals.

WSP performed a Brownfields Site Assessment in August 2023 to evaluate potential impacts of previous tannery and automotive restoration operations at the subject Site. The assessment activities included the advancement and sampling of 10 soil borings via direct push technology (DPT), the advancement and sampling of 5 soil borings via hand auger, the

installation and sampling of 9 soil-gas sampling points, the installation and sampling of 5 monitoring wells, and the sampling of 1 existing monitoring well. A Brownfields Site Assessment Report for the assessment activities performed at the Former Jenkins Wholesale and Smoot Tannery Property was prepared and submitted to the NCDEQ Brownfields Section by WSP USA E & I Inc. (dated January 31, 2024).

WSP performed an additional Brownfields Site Assessment in June 2024 to further evaluate potential impacts of previous activities at the subject Site. The assessment activities included the advancement and installation of a methane monitoring point via hand auger and two rounds of methane screening to identify potential methane release from the buried debris. A Report of Methane Screening for the assessment activities performed at the Former Jenkins Wholesale and Smoot Tannery Property was prepared and submitted to the NCDEQ Brownfields Section by WSP USA E & I Inc. (dated July 17, 2024).

The scope of work for the Phase II related Brownfields Site Assessment was outlined in WSP's July 2023 QAPP for Site Assessment, consisted of 15 soil borings, 9 soil-gas points and 6 monitoring wells. The Brownfields Site Assessment was conducted for the site by WSP USA Environmental Infrastructure Inc. in August 2023, and a Brownfields Site Assessment Report relative to Phase II Environmental Assessment activities was submitted by WSP, dated January 31, 2024.

9. Site Characterization

See Attachment A from the NC Department of Environmental Quality, Brownfields Redevelopment Section (BRS), affirming the Smoot Tannery site in North Wilkesboro is eligible to be enrolled in the BRS voluntary response program, is currently applying to be enrolled in the BRS voluntary response program, and that the site has had sufficient site characterization for remediation work to begin.

10. Enforcement or Other Actions

The Town of North Wilkesboro affirms there is no known ongoing or anticipated environmental enforcement or other actions relating to the site for which Brownfields Grant funding is sought.

11. Sites Requiring a Property-Specific Determination.

The Town of North Wilkesboro affirms the site does not need a Property-Specific Determination, as it is not considered a special class of property under CERCLA Section 104(k).

12. Threshold Criteria Related to CERCLA/Petroleum Liability

The site is believed to be commingled with hazardous substances and petroleum, with hazardous substances being the predominant contaminant. The Town of North Wilkesboro is applying for hazardous substances funding and responding to the relevant section under subpart (a).

a. Property Ownership Eligibility – Hazardous Substance Sites

i. EXEMPTIONS TO CERCLA LIABILITY

(3) Property Acquired Under Certain Circumstances by Units of State and Local Government

The Town of North Wilkesboro believes it qualifies as exempt from CERCLA

Liability per CERCLA § 1010(20)(D), as a local unit of government that acquired the property by a combination of escheat and intergovernmental transfer. The most recent property owner, Lewis Hill Jenkins Sr., 87, passed away on October 31, 2013, with no heirs and defunct corporation, thus the property is abandoned. The site had several liens from the Town, County, and the IRS. Those liens have since been paid, waived, or expunged. The town obtained the property as the highest bidder in a public auction on October 31, 2024, securing the deed to the property on November 13, 2024. All recorded disposal of hazardous substances is associated with the previous owners and the tannery and automotive restoration operations that occurred in the late 1800s and early to mid-1900s. The town affirms it has not caused or contributed to any release of hazardous substances at the site. The town affirms it has not at any time arranged for the disposal of hazardous substances at the site, nor has it transported hazardous substances to the site.

13. Cleanup Authority and Oversight Structure

- a) The deteriorating condition of the site poses significant safety hazards, including risk of injury from unstable structures and exposure to contaminants; the neglected site is also susceptible to unwanted activities, contributing to social issues within the community. The Town is committed to addressing these safety concerns to improve the overall well-being of the community.

The Town maintains a close relationship with the NCDEQ Brownfields Program and has and will continue to rely on its expertise during the cleanup process. The Brownfields Agreement with NCDEQ will dictate areas on the site that need to be capped or cleaned up. The Town will be responsible for overseeing the cleanup activities on the site, including hiring contractors, managing schedules, and ensuring compliance with local, state, and federal regulations. The Town will also incorporate technical assistance from a project manager or environmental consultant specializing in brownfield cleanup. This process will be completed through a formal competitive bid process. The successful consultant will follow federal requirements for all procurements including fair labor laws and the Davis Bacon Act.

- b) Cleanup activities will not extend beyond the boundaries of the proposed site and the entire property is accessible from the main road or from an alleyway. The Town owns the property to the south of the site if access is needed from that direction. Town will secure (through the hired consultant) a stormwater and land disturbance permit through the North Carolina Department of Environmental Quality (NCDEQ) which will ensure that run-off and other migration of contaminants are contained properly through demolition and any related construction activities.

Additionally, this site is in a federally regulated floodplain and in close proximity to the Yadkin River. We will be requiring extra run-off mitigation measures be put into place including silt fencing and other required site-specific needed materials to catch sediment and debris. Town staff monitors the river gages on the Yadkin River and tracks any significant increases in the levels to prepare response for flooding in the area.

14. Community Notification

a) Draft Analysis of Brownfield Cleanup Alternatives

The Town has published the grant application on their social platforms, website and held a public input meeting on October 29, 2024, to receive feedback. Included in the draft grant application, the ABCA is available for comment and other supporting documents the town has been working on. These documents include an economic development study on the site and various publications for outreach the Region 4 EPA CUPP interns created for the Town of North Wilkesboro.

b) Community Notification Ad

The Town of North Wilkesboro advertised the community input meeting on October 17th and 24th in the local newspaper. Social media platforms started advertising the event and grant application on October 10th.

c) Public Meeting

The public meeting for comment on the draft application was held on October 29, 2024, at 5:30PM, in the Commissioners Board Room at 212 9th Street, North Wilkesboro, NC 28659. 21 Town residents attended and listened to a presentation by Town staff on the history of the site and a summary of the Brownfields Cleanup Grant application. The residents then participated in a discussion wherein they provided feedback on site, primarily around the potential reuse strategy. Attachment D summarizes those comments and how the application does or does not incorporate them.

d) Submission of Community Notification Documents

The following documents are included as attachments below:

- The site's ABCA – Attachment B
- A copy of the newspaper ads for the public meeting – Attachment C
- A summary of the public comments and the responses to them – Attachment D
- The meeting notes – Attachment E
- Meeting presentation – Attachment F
- The meeting sign-in sheet – Attachment G

15. Contractors and Named Subrecipients

• Contractors.

The Town of North Wilkesboro has not identified or procured contractors specific to this project. However, the Town does have Master Service Agreements with five qualified engineering firms to provide on-call multi-disciplined professional engineering services to the town. The Town *may* choose to use any of these contractors for this project, if appropriate.

The procurement process followed to secure the on-call engineering services included a Request for Qualifications that was issued in January 2024 and MSAs were executed in April 2024. The procurement was governed by and in accordance with all laws of the State of NC and the Code of Ordinances of the Town of Wilkesboro. All on-call engineering agreements include terms and provisions requiring that any funding from a federal source, whether in whole or in part will require adherence to Federal Uniform Guidance, pursuant to 2 CFR Section 200.326 and 2 CFR Part 200, and that the following

provisions will also apply: Equal Employment Opportunity (41 C.F.R. Part 60), Davis-Bacon Act (40 U.S.C. 3141-3148), Copeland “Anti-Kickback” Act (40 U.S.C. 3145), Contract Work Hours and Safety Standards Act (40 U.S.C. 3701-3708), Clean Air Act (42 U.S.C. 7401-7671q), Federal Water Pollution Control Act (33 U.S.C.1251-1387), Debarment and Suspension (Executive Orders 12549 and 12689), Byrd Anti-Lobbying Amendment (31 U.S.C.1352), Procurement of Recovered Materials (2 C.F.R. § 200.322), and Record Retention Requirements (2 C.F.R. § 200.324)

- **Named Subrecipients.**

N/A



NORTH CAROLINA
Environmental Quality

October 31, 2024

ROY COOPER
Governor

MARY PENNY KELLEY
Secretary

MICHAEL SCOTT
Director

Meredith Detsch
Planning Director
Town of North Wilkesboro
832 Main Street
North Wilkesboro, NC
planning@northwilkesboronc.gov

Re: U.S. EPA Brownfields Cleanup Grant – Smoot Tannery

Dear Ms. Detsch,

The North Carolina Department of Environmental Quality, Brownfields Redevelopment Section (DEQ BRS) acknowledges that the Town of North Wilkesboro plans to conduct the cleanup of a brownfield site and is applying for an FY25 EPA Brownfields Cleanup Grant.

The Town of North Wilkesboro has developed an application requesting site-specific federal Brownfields Cleanup funding for the former Smoot Tannery property identified as Parcel No. 3868-93-4975 located on Maple Street in North Wilkesboro, Wilkes County, North Carolina.

BRS affirms that Town of North Wilkesboro and specifically the Smoot Tannery property:

- i. Is eligible to be enrolled in the Brownfields Redevelopment Section's voluntary response program;
- ii. Is currently applying to be enrolled in the Brownfield Redevelopment Section's voluntary response program;
- iii. Has had a sufficient level of site characterization from the environmental site assessments performed to date for the remediation work to begin on the site.

We hope that the Town is successfully awarded this grant, and we will continue to support you in your Brownfields redevelopment efforts whether a grant is awarded or not. We truly believe successful Brownfields projects can rejuvenate a community. For any questions regarding this letter, please contact Ms. Jordan Thompson at 704-223-6549 or Jordan.thompson@deq.nc.gov.

Sincerely,

Jordan Thompson
Project Manager, DEQ BRS

cc: NCDEQ Brownfields Public Outreach Team



ATTACHMENT B - Smoot Tannery ABCA

ANALYSIS OF BROWNFIELDS CLEANUP ALTERNATIVES

Former Jenkins Wholesale and Smoot Tannery Property

Maple Street

Tax Parcel ID 1403211

North Wilkesboro, North Carolina 28659

Prepared for:

United States Environmental Protection Agency

Region 4 Division of Land, Chemical, and Redevelopment Branch

61 Forsyth Street, SW

Atlanta, Georgia 30303

Prepared by:

WSP USA Environment & Infrastructure Inc.

1001 Morehead Square Drive, Suite 610

Charlotte, North Carolina 28203

(704) 417-5300

November 8, 2024

WSP Project No. US-EI-6228230056

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November 8, 2024

Mr. Matthew Simone
Region 4 Division of Land, Chemical, and Redevelopment Branch
61 Forsyth Street, SW
Atlanta, Georgia 30303

Subject: **Analysis of Brownfields Cleanup Alternatives, Rev 1
Former Jenkins Wholesale and Smoot Tannery Property
Maple Street
Tax Parcel ID 1403211
North Wilkesboro, North Carolina 28659
WSP Project US-EI-6228230056**

Dear Mr. Simone:

On behalf of the North Carolina Department of Environmental Quality (NCDEQ) and the Town of North Wilkesboro, WSP USA Environment & Infrastructure Inc. (WSP) is pleased to submit this Analysis of Brownfields Cleanup Alternatives (ABCA) for the above-referenced property (referred to as "subject property") located in North Wilkesboro, North Carolina. The purpose of this document is to provide an evaluation of cleanup alternatives of asbestos containing material (ACM) and lead based paint (LBP) at the Former Smoot Tannery and Jenkins Wholesale Brownfields Property. Cleanup efforts will allow for additional assessment to evaluate potential impacts beneath the subject property buildings to support the Town of North Wilkesboro's goal to make the subject property "pad ready" for future beneficial redevelopment opportunities.

This document presents project information, applicable regulations and cleanup standards, evaluations of cleanup alternatives, and the recommended cleanup alternative. If you have questions, please contact us.

Sincerely,

WSP USA Environment & Infrastructure Inc.

A handwritten signature in black ink, appearing to read 'Reed Dowdy', written over a light blue horizontal line.

Reed Dowdy, LG
Geologist
Registered, NC #2870

A handwritten signature in black ink, appearing to read 'Stephanie Damasceno', written over a light blue horizontal line.

Stephanie Damasceno, PE
Environmental Engineer
Registered, NC #043346

Enclosures

Cc: Ms. Jordan Thompson, NCDEQ
Mr. Matthew Schuneman, NCDEQ
Ms. Meredith Detsch, The Town of North Wilkesboro

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Appendix A Cleanup Alternative Cost Estimate

SECTION A. INTRODUCTION

The subject property is comprised of a 3.01-acre parcel identified as Wilkes County Tax Parcel 1403211 (PIN 3868-93-4975) and is located in a commercial/industrial area of North Wilkesboro, North Carolina (**Figure 1**). The subject property is occupied by six dilapidated office and warehouse buildings (**Figure 2**).

A1. FORECASTED CLIMATE CONDITIONS

According to the Climate Mapping for Resilience & Adaptation (CMRA) tool¹, climate trends for Wilkes County, North Carolina include increased temperatures, increased precipitation with greater variability, and increased extreme precipitation events when comparing the Wilkes County modeled history (1976 to 2005) to early century (2015 to 2044), midcentury (2035 to 2064) and late century (2070 to 2099) climate projections. By 2099, average annual total precipitation is expected to increase between 4.3 and 6.4 inches from the modeled history of Wilkes County (1976 to 2005). Additionally, the annual days with total precipitation exceeding 1 inch are expected to increase between 1.9 to 3.0 days by 2099. Increased precipitation totals and precipitation variability may affect flood waters and stormwater runoff and are the most applicable factor to the cleanup of the subject property.

According to Federal Emergency Management Agency (FEMA) Flood Zone Map 3710386800J, portions of the subject property are located within both the 100-year and 500-year floodplains of the Yadkin River, indicating the subject property is at a moderate risk for flooding. Greater storm frequency and intensity in a changing climate may result in more frequent and more powerful flood waters within the Yadkin River, which may result in changes to the flood zone and increased risk of flooding of the subject property. In addition, historical flooding has been documented at the subject property. Flooding of the Yadkin River in 1940 reportedly destroyed the majority of former tannery operations.

The Yadkin River is located between 400 to 700 ft from the subject property to the north, east, and south as shown on **Figure 1**. The eastern boundary of the river is flanked by a topographic high, thereby indicating that the subject property is located topographically downgradient from the nearby Yadkin River along Maple Street in North Wilkesboro, North Carolina. However, the subject property generally slopes south towards a tributary of the Yadkin River located along the southern property boundary. Based on topography and lack of observed stormwater utility infrastructure at the subject property, WSP USA Environment & Infrastructure Inc. (WSP) interprets stormwater discharge to generally flow to the south (topographically downgradient) towards the Yadkin River. Under current conditions, increased precipitation and precipitation variability could result in additional stormwater runoff and potential erosion to the dilapidated buildings and infrastructure at the subject property.

A2. SUBJECT PROPERTY BACKGROUND

According to an article in the Wilkes Journal-Patriot (dated February 16, 2023), the subject property was occupied by a tannery from 1897 to 1940 under the names C.C. Smoot & Sons Tannery (Smoot Tannery) (1897 to 1925) and International Shoe Company (1925 to 1940). A flood and fire in 1940 reportedly destroyed the majority of the tannery operations and Jenkins Wholesale Supply Company (Jenkins) moved into the subject property in the 1950s. Jenkins occupied the subject property until the early 2000s. The Jenkins Wholesale Supply Company included an automobile restoration business known as Jenkins Properties, Inc. Antique Auto Sales & Restorations.

Historic tanning operations typically utilized chromium and arsenic during the tanning process. Hides were typically soaked in vats containing solutions with these chemicals. Sanborn® fire insurance maps for the subject property

¹ <https://livingatlas.arcgis.com/assessment-tool/search/>

depict the former presence of vats and tanks, which likely contained these chemicals, and rail spurs (**Figure 3**) which were likely used to transport these chemicals to the subject property.

Automotive restoration activities commonly utilize solvents and petroleum products in their operations. During WSP's recent site reconnaissance, in-ground hydraulic lifts, several aboveground storage tanks (ASTs), a paint mixing room with a hazardous waste drum, and a parts washer were observed at the subject property. In addition, numerous containers filled with fluids used in the maintenance and restoration of vehicles (oils, lubricants, adhesives, paints, etc.) were observed at the subject property. A comprehensive assessment of the materials present at the subject property could not be conducted during WSP's site reconnaissance due to the dilapidated nature of site infrastructure.

Since tanning operations at the subject property reportedly ceased in 1940, minimal evidence of the tanning operations infrastructure was observed during recent site assessment activities. The former rail spur observed on the center portion of the subject property and the smokestack located along the southern boundary can be attributed to the former Smoot Tannery. The remaining observations made during previous site reconnaissance activities are likely attributed to the more recent former Jenkins Properties, Inc. Antique Auto Sales & Restorations.

A3. PREVIOUS SITE ASSESSMENT AND CLEANUP ACTIVITIES

Leaking Underground Storage Tank (LUST) Incident No. 12498

Two gasoline underground storage tanks (USTs) were formerly present at the subject property in the northeastern portion of the property. The subject property was identified as Jenkins Wholesale Supply Inc. (Facility ID 00-0-0000027186) on the UST database, as Jenkins Prop., Inc. on the Incident Management Database (IMD), and as Jenkins Properties Inc. (LUST Incident No. 12498) on the Leaking Underground Storage Tank (LUST) and Resource Conservation and Recovery Act (RCRA)-Very Small Quantity Generator (VSQG) databases. The UST, IMD, and LUST database listings are related to two former USTs located at the subject property. According to the North Carolina Department of Environmental Quality (NCDEQ) UST Database one 1,000-gallon gasoline UST, one 2,000-gallon gasoline UST, and one 10,000-gallon diesel UST were installed at the subject property in 1976. However, based on the available information reviewed from the NCDEQ online document management system Laserfiche, and information provided by the NCDEQ UST Program Winston-Salem Regional Office (WSRO), the 10,000-gallon diesel UST was located on the adjoining parcel located at 102 Maple Street to the north of the subject property. Reportedly, the 1,000-gallon and 2,000-gallon gasoline USTs were removed from the subject property in 1993.

The two USTs were observed to be buried beneath one to two feet of fill material consisting of bricks and timbers. Laboratory analysis of eight samples collected following the removal of the USTs identified total petroleum hydrocarbons (TPH) concentrations above the applicable standards in six of the eight soil samples. Based on the soil samples results, petroleum-affected soils were removed from the UST excavations and disposed offsite in 1994. Six confirmation soil samples were collected following the removal of the impacted soil, one from each of the four sidewalls, one from the bottom at approximately seven feet below grade, and one from the bottom at approximately nine feet below grade. A total petroleum hydrocarbon – gasoline range organics (TPH GRO) concentration (526 milligram per kilogram [mg/kg]) was identified in the bottom sample which exceeded the Site Sensitivity Evaluation (SSE) cleanup level established at the time of 160 mg/kg. The TPH GRO concentration also exceeded the current NCDEQ State Action level of 50 mg/kg for TPH GRO. The report for the 1994 activities did not specify if the soils where the 7-foot bottom sample was collected were removed prior to collecting the 9-foot bottom sample, or if they remained in place.

According to comments on the NCDEQ LUST Database for LUST Incident No. 12498 from 2019, the NCDEQ determined the results of the 1993 soil samples did not exceed the current standards and the subject property was eligible for No Further Action (NFA) status. In a letter (dated February 11, 2020), the NCDEQ issued NFA status for LUST Incident No. 12498. The February 2020 letter stated the NFA status was issued because the soil sample

results did not exceed the lower of the soil-to-water or residential Maximum Soil Contaminant Concentrations (MSCCs).

Environmental Site Assessments

WSP performed a Phase I environmental Site Assessment (ESA) in April 2023 at the subject property. This assessment revealed the following Recognized Environmental Conditions (RECs):

- Historic tanning operations typically utilized chromium and arsenic during the tanning process. Hides were typically soaked in vats which contained solutions with these chemicals. Sanborn® fire insurance maps for the subject property depict the former presence of vats and tanks which likely contained these chemicals and rail spurs which were likely used to transport these chemicals to the subject property.
- Automotive restoration activities commonly utilize solvents and petroleum products in their operations. During WSP's site reconnaissance, in-ground hydraulic lifts, several ASTs, a paint mixing room with a hazardous waste drum, and a parts washer were observed at the subject property. In addition, numerous containers filled with fluids used in the maintenance and restoration of vehicles (oils, lubricants, adhesives, paints, etc.) were observed at the subject property.
- Poor storage conditions of the ASTs, drums, containers filled with automotive related fluids, and vehicles were observed at the subject property during the site reconnaissance.
- Staining was observed in the vicinity of the in-ground hydraulic lifts and floor drains.

In August 2023, WSP performed a Brownfields Site Assessment to evaluate potential impacts from the RECs identified during the April 2023 Phase I ESA. The assessment activities included the advancement and sampling of 10 soil borings via direct push technology (DPT), the advancement and sampling of 5 soil borings via hand auger, the installation and sampling of 9 soil-gas sampling points, the installation and sampling of 5 monitoring wells, and the sampling of 1 existing monitoring well. A summary of the assessment results is provided below. The sample locations are depicted on **Figure 4**.

Soil Results

- Ethylbenzene, naphthalene, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, m,p-xylene and 1-methylnaphthalene were detected in sample B-1 (8 to 10 feet below ground surface [ft bgs]) at concentrations which exceeded their respective NCDEQ Residential Preliminary Soil Remediation Goals (PSRGs). Detections of ethylbenzene and naphthalene also exceeded their respective NCDEQ Industrial/Commercial PSRGs in sample B-1 (8 to 10 ft bgs). Soil boring B-1 is located in the area of two former USTs along the northern subject property boundary.
- Benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, dibenzo(a,h)anthracene, and indeno(1,2,3-cd)pyrene were detected in sample B-2 (2 to 4 ft bgs) at concentrations which exceeded their respective NCDEQ Industrial/Commercial PSRGs. A detection of benzo(k)fluoranthene also exceeded its respective NCDEQ Residential PSRG in sample B-2 (2 to 4 ft bgs). Soil boring B-2 is located in the vicinity of hand vats and a tank of tanning liquor associated with the past tannery operations at the subject property.
- Benzo(a)pyrene exceeded its respective NCDEQ Residential PSRG in sample B-6 (3 to 5 ft bgs). Soil boring B-6 is located in the vicinity of former rail spur associated with the past tannery operations at the subject property.

- A detection of 1-methylnaphthalene exceeded its respective NCDEQ Residential PSRG in sample HA-4 (1 to 3 ft bgs). Soil boring HA-4 is located in the vicinity of a hydraulic lift associated with the past automotive restoration activities at the subject property.
- Arsenic was identified in soil samples B-2 (2 to 4 ft bgs), B-3 (3 to 5 ft bgs), B-5 (3 to 5 ft bgs), B-6 (3 to 5 ft bgs), B-7 (2 to 4 ft bgs), HA-1 (2 to 4 ft bgs) and HA-4 (1 to 3 ft bgs) exceeding their respective NCDEQ Industrial/Commercial PSRGs. Arsenic was also identified in soil samples B-4 (2 to 4 ft bgs), B-8 (2 to 4 ft bgs), B-9 (6 to 8 ft bgs) and B-10 (3 to 5 ft bgs) exceeding their respective NCDEQ Industrial/ Commercial PSRGs. Arsenic detections in these soil samples remained within the published regional background range for arsenic in soil. However, it is understood that arsenic was used historically in the tanning operations and is a potential constituent of concern at the subject property.
- Hexavalent chromium was identified in soil samples B-2 (2 to 4 ft bgs), B-3 (3 to 5 ft bgs), B-4 (2 to 4 ft bgs), B-5 (3 to 5 ft bgs), B-6 (3 to 5 ft bgs), B-7 (2 to 4 ft bgs), B-8 (2 to 4 ft bgs), B-9 (6 to 8 ft bgs), B-10 (3 to 5 ft bgs), HA-1 (2 to 4 ft bgs), HA-4 (1 to 3 ft bgs) and HA-5 (1 to 2.5 ft bgs) exceeding their respective NCDEQ Residential PSRGs. It is understood that chromium was used historically in the hand vats and is a potential constituent of concern at the subject property.
- The soil laboratory analytical results were input in the NCDEQ Risk Calculator (July 2023 version) to evaluate the cumulative risk for non-residential worker soil exposure, construction worker soil exposure, and recreator/trespasser soil exposure pathways. The Risk Calculator output indicated the cumulative target carcinogenic risk was exceeded for the residential and recreator/trespasser soil exposure pathways. In addition, the cumulative target hazard index of 1.0 was exceeded for the residential, construction worker, and recreator/trespasser soil exposure pathways.

Groundwater Results

- Laboratory analyses of the six groundwater samples collected during the Brownfield Assessment did not identify concentrations of volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs) or Resource Conservation and Recovery Act (RCRA) Metals above their respective North Carolina Administrative Code, Title 15A, Subchapter 2L, Section .0202 Groundwater Quality Standards (NC 2L Standards).

Sub-Slab Soil Gas Results

- Tetrachloroethylene (PCE) and trichloroethylene (TCE) were detected in sample SG-4 at concentrations exceeding their respective NCDEQ Residential Soil Gas Screening Levels (SGSLs). Sub-slab soil gas sample SG-4 was collected from the southeastern most building at the subject property near a hydraulic lift.
- Naphthalene was detected in sample SG-6 at a concentration exceeding its respective NCDEQ Residential SGSL. Sub-slab soil gas sample SG-6 was collected the former filtering basin building.

During the August 2023 Brownfields Site Assessment, buried debris was noted by WSP personnel while advancing boring B-3 with hollow-stem augers. The debris consisted of wood, glass, plastic, and fabric and was encountered at an approximate depth of 17 to 19 feet bgs. Similar debris was not encountered in the other borings advanced during the assessment activities. A nearby resident, that stated he was formerly employed at the tannery, informed WSP field personnel that trash was sometimes discarded in the area of boring B-3 by tannery workers. Based on the depth at which the debris was encountered, it appears that fill soil was placed over the waste in the past. No visible staining or discoloration of the near surface soil was noted in this area. The areal extent of the filled portion of the property to the south of the building is not known.

WSP performed supplemental assessment activities in June 2024 to evaluate potential methane impacts from the buried debris. The assessment included the advancement and installation of a methane monitoring point (MMP-01) via hand auger and two rounds of methane screening to identify potential methane release from the buried debris. No detectable concentrations of methane were noted in methane monitoring point MMP-01 during the two rounds of methane screening. Monitoring point MMP-01 is located in the vicinity of soil boring B-3/monitoring well MW-3, where buried debris was noted during the August 2023 Brownfields Assessment activities.

In June 2024, WSP performed an additional Phase I ESA at the subject property. This assessment did not identify additional RECs at the subject property. In addition, based on the results of the 2023 and 2024 Brownfields Assessments, WSP considered the RECs identified in the 2023 Phase I ESA to be findings.

Regulated Building Material Survey

In August 2023, WSP performed a Regulated Building Material Survey at the subject property. The survey was performed by a licensed NC asbestos inspector to identify existing asbestos containing material (ACM) and lead based paint (LBP) within existing buildings at the subject property. During the survey, multiple areas within buildings at the subject property were inaccessible due to significant building dilapidation and building materials within these areas were not able to be comprehensively assessed and sampled. A visual survey was performed to observe the presence of suspect ACM and LBP, within accessible areas. Once the visual survey identifying suspect ACM and LBP was complete, bulk ACM and LBP samples were collected.

Results from the laboratory analysis identified ACM including built up roofing (BUR)/roofing layers (shingles, felt, asphalt tar, etc.), floor tiles, mastics, sink undercoat, thermal system insulation, sealants, cement board siding, vinyl sheet flooring, and silver paint. Building materials, apart from wood, metal, rubber and other non-suspect building material, in inaccessible areas of the subject property are also considered ACM. Laboratory analysis of LBP identified 10 Environmental Protection Agency (EPA) defined LBP (lead concentration equal to or exceeds 0.5% by weight) and 47 Occupational Health and Safety Administration (OSHA) defined lead-containing paints (any detectable lead concentration) on buildings at the subject property. Paints present within inaccessible portions of the subject property are also considered LBP, due to the age of the buildings and inability to assess these paints.

A4. SITE CONTAMINATION EVALUATION

For evaluation of the cleanup alternatives, a summary of environmental impacts relative to existing subject property infrastructure is provided below. **Tables 1** and **2** provide summaries of constituent exceedances in soil and sub-slab soil gas and **Figure 4** shows sample locations in relation to current subject property buildings.

Building 1

This building appears to have been utilized as office space, therefore the potential for environmental impacts beneath Building 1 is considered low. Soil boring B-4 and monitoring well MW-4 are located to the east of Building 1. The soil sample collected from B-4 identified arsenic and hexavalent chromium above their respective NCDEQ Residential PSRGs. The groundwater sample collected from MW-4 did not identify constituent exceedances of NC 2L Standards. Since ACM present on the exterior of the northern portion Building 1 is generally in fair condition and not friable, it is unlikely stormwater runoff would spread the material to the surrounding soils. However, damaged exterior building materials, including roofing layers (shingles and felt) and roofing sealants, were identified as ACM and is located on the southern portion of the building. Therefore, stormwater runoff could contribute to the spreading of friable ACM to the surrounding soils by the southwest side of this building. In general, the potential for subsurface environmental impacts beneath Building 1 remains low and additional assessment does not appear warranted beneath this building.

Building 2

The southern portion of Building 2 is located within an area identified as a former leach house for the former Smoot Tannery. Soil samples were not collected from beneath Building 2 due to the dilapidated state of the building; further this area was considered inaccessible and unsafe because of the collapsed roof. In 2023, a soil sample collected from soil boring B-7 (located topographically downgradient of Building 2) identified an arsenic concentration above the NCDEQ Residential and Industrial/Commercial PSRGs and a hexavalent chromium concentration above the NCDEQ Residential PSRG. Since arsenic and chromium were frequently utilized in historical tanning operations, these detections warrant investigation beneath Building 2 to evaluate a potential source area. ACM was identified in damaged roofing materials (BUR, tar) sampled from accessible areas of Building 2. ACM is also suspected to be present in various building materials that could not be assessed due to inaccessibility. The presence of ACM exposed to the exterior within the dilapidated structure represents a potential for stormwater runoff to spread friable ACM to the surrounding soils. The debris and remaining portions of Building 2 would need to be removed and disposed of to provide access for future assessment and to prevent potential spreading of friable ACM.

Building 3

A former leach house and railroad spur associated with the former tannery were located along the western exterior of Building 3. In addition, a former maintenance shop for the tannery was located in the northeastern portion of Building 3. During the 2023 Brownfield Assessment activities, soil samples were collected from borings B-3, B-5, B-6, and B-10 to assess potential environmental impacts associated with Building 3 operations. Soil boring B-3 is located topographically downgradient of Building 3, boring B-5 is located in the northern portion of Building 3 (and paired with a monitoring well location, MW-5), borings B-6 is located along the former railroad spur closest to Building 3, and B-10 is located adjacent to the former AST (contents unknown). Concentrations of several polycyclic aromatic hydrocarbons (PAHs) were detected in the soil samples collected from borings B-3 and B-6. Concentrations of arsenic above the NCDEQ Residential and Industrial/Commercial PSRGs and concentrations of hexavalent chromium above the NCDEQ Residential PSRG were identified in the samples collected from soil borings B-3, B-5, B-6, and B-10. Since the eastern and southern portions of Building 3 are heavily dilapidated, including portions of the roof having collapsed, samples were not able to be collected beneath these portions of the building. The presence of arsenic and hexavalent chromium in soils beneath and downgradient of Building 3, where vats and tanks used in tanning operations likely contained these chemicals, warrant additional assessment to evaluate a potential source area beneath the southern and eastern portions of Building 3. ACM was identified in damaged roofing materials (roofing layers, tars, sealants) sampled within accessible areas of Building 3. The presence of ACM exposed to the exterior within the dilapidated structure represents a potential for stormwater runoff to spread friable ACM to the surrounding soils. The debris and remaining portions of Building 3 would need to be removed and disposed of to provide access for future assessment and to prevent potential spreading of friable ACM.

Building 4

Former hand vats and tanning liquor/leach tanks associated with tannery operations were located within this building's footprint. Reportedly, Building 4 was most recently used as a furniture storage area for the Jenkins Wholesale Business. During 2023 Brownfield Assessment activities, soil samples were not collected within the building due to the heavily dilapidated conditions, including portions of the roof having collapsed, within the eastern portion of the building. The western portion of Building 4 was in good condition, but was inaccessible with a drill rig, therefore soil and groundwater samples were not able to be collected from beneath this portion of the building. Soil borings B-1 and B-2 were collected adjacent to the building exterior to evaluate potential environmental impacts from Building 4 operations. Soil boring B-1 (and paired with a monitoring well location, MW-1) is located north (topographically upgradient) of the eastern portion of Building 4 in the vicinity of the former UST area and boring B-2 was located south (topographically downgradient) of Building 4. Concentrations of arsenic, ethylbenzene, naphthalene, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, m,p-xylene and 1-

methylnaphthalene were detected at concentrations which exceeded their respective NCDEQ Residential PSRGs in the soil sample collected from boring B-1. Additionally, ethylbenzene and naphthalene concentrations were identified above their respective NCDEQ Industrial/Commercial PSRGs. Although constituent exceedances were not identified in the groundwater sample collected from MW-1, sitewide groundwater elevation data suggests that groundwater in MW-1 is in a “perched” groundwater condition that may be related to the fill material and sub-grade floor structure noted in historic reports. Concentrations of several PAHs were detected in the soil sample collected from boring B-2 exceeding their respective NCDEQ Residential and Industrial/Commercial PSRGs. Furthermore, concentrations of arsenic above the NCDEQ Residential and Industrial/Commercial PSRGs and concentrations of hexavalent chromium above the NCDEQ Residential PSRG were identified in the samples collected from soil boring B-2. The detections of PAHs, arsenic, and hexavalent chromium indicate a possible source area may exist beneath Building 4. Suspect ACM samples collected from the dilapidated, eastern portion of Building 4 did not identify asbestos in exterior building materials. Additionally, the western portion of Building 4 is generally in good condition with minimal ACM (roofing sealants) identified in exterior building materials, therefore, it is unlikely stormwater runoff is contributing to the spreading of friable ACM to the surrounding soils of Building 4. Additional assessment beneath Building 4 is warranted to evaluate the potential impacts from the former UST area, former hand vats, and tanning liquor/leach tanks in this area of subject property. Both the eastern and western portions of Building 4 would need to be removed and disposed of to provide access for future assessment.

Building 5

Former oil and scouring areas, hand vat areas, and underground cistern of the historic tannery operations are located near or within this building’s footprint. During 2023 Brownfield Assessment activities, two soil borings were advanced within or adjacent to Building 5 to evaluate environmental impacts. A soil sample was collected from soil boring HA-4 located east of the building footprint, adjacent to an existing AST (contents unknown), and near the footprint of former tannery hand vats and oiling and scouring areas. Soil boring HA-3 was advanced near a hydraulic lift in the central portion of the building. However, no soil sample was collected from HA-3 due to shallow auger refusal and lack of soil in the boring. The soil sample collected from HA-4 identified an arsenic concentration that exceeded its respective NCDEQ Industrial/Commercial PSRG and hexavalent chromium above its respective NCDEQ Residential PSRG. The detections of arsenic and hexavalent chromium indicate a possible source area may exist beneath Building 5. The hydraulic lift remains a potential source of subsurface impacts as no soil data was able to be collected during the 2023 assessment. ACM was detected in damaged roofing materials (silver paint and sealants) sampled from accessible areas of Building 5. While Building 5’s roof is mostly intact, ACM roofing, specifically silver paint, is in poor condition and friable. Therefore, the presence of friable, exterior ACM represents a potential for stormwater runoff to spread ACM to the surrounding soils. Additional assessment beneath Building 5 is warranted to evaluate the potential impacts from the former oiling and scouring areas, hand vat areas, and the hydraulic lift. Building 5 and the hydraulic lift would need to be removed and disposed of to provide access for future assessment and to prevent potential spreading of friable ACM to surrounding soils.

Building 6

Building 6 was historically used as a car maintenance shop. During 2023 Brownfield Assessment activities, soil samples were collected from borings HA-1, HA-5, B-8, and B-9 and sub-slab soil gas samples were collected from sub slab points SG-4 and SG-6. Soil boring HA-1 and sub-slab point SG-4 are located in the northeast portion of this building adjacent to a hydraulic lift, soil boring HA-5 is located in the southeast portion of this building in a former paint/chemical storage room, sub-slab point SG-6 is located in the southwest portion of the building near a hydraulic lift, and borings B-8 and B-9 are located on the exterior of the building near multiple ASTs. Soil boring HA-2 was also advanced near the hydraulic lift in the southwestern portion of the building near SG-6. However, soil sample were not collected from HA-2 due to shallow auger refusal and lack of soil in the boring. Soil samples collected from HA-1, HA-5, B-8, and B-9 identified arsenic and hexavalent chromium detections exceeding their respective NCDEQ Industrial/Commercial or Residential PSRGs. Building 6 is located downgradient from Buildings 3 and 4 where former tannery operations existed. Arsenic and hexavalent chromium impacts identified in Building 6 indicate potential downgradient migration of constituents associated with possible source areas from Buildings 3

and 4. Sub-slab soil gas sample exceedances of NCDEQ Residential SGSLs were detected at SG-4 for TCE and PCE and SG-6 for naphthalene. The detections of TCE and PCE identified in SG-4 and naphthalene identified in SG-6 indicate potential source areas of subsurface impacts in the northeastern and southwestern portions of the building, respectively. Building 6 is generally in good condition with minimal ACM identified in exterior building materials, therefore, it is unlikely stormwater runoff is contributing to the spreading of friable ACM to the surrounding soils. Further assessment beneath Building 6 is warranted to evaluate the potential impacts from former tannery, hand vat areas, and the existing hydraulic lifts. Building 6 and the hydraulic lifts would need to be removed and disposed of to provide access for future assessment.

A5. PROJECT GOAL

The objective of this ABCA is to provide an evaluation of cleanup alternatives of ACM and LBP at the Former Smoot Tannery and Jenkins Wholesale Brownfields Property to facilitate additional assessment to evaluate potential impacts beneath the subject property buildings. The additional assessment efforts will support the Town of North Wilkesboro's goal to make the Site "pad ready" for future economically beneficial redevelopment options.

SECTION B. APPLICABLE REGULATIONS AND CLEANUP STANDARDS

B1. Cleanup Oversight Responsibility

Cleanup and assessment are the responsibility of the NCDEQ Brownfields Program. WSP has been engaged on behalf the Town of North Wilkesboro to provide oversight during environmental activities and prepare documentation for submittal to the NCDEQ Brownfields Program and EPA.

B2. Cleanup Standards for Major Contaminants

Media-specific data will be compared to the following screening levels and regulations:

- 1) Soil/sediment – compounds detected in soil/sediment samples will be compared to the NCDEQ Residential and Industrial/Commercial Health-Based PSRGs (July 2024). Soil/sediment sample RCRA metals data was also compared to regional background levels (Dragun and Chekiri, 2005).
- 2) Groundwater – compounds detected in groundwater samples will be compared to the NC 2L Standards and Interim Maximum Allowable Concentrations (IMACs) (April 2022). The groundwater sample data will also be compared to the NCDEQ Residential and Non-Residential Groundwater Screening Levels (GWSL) (February 2024).
- 3) Soil-gas – compounds detected in soil-gas samples will be compared to the current version of the NCDEQ Soil-gas Screening Levels (SGSLs) and Indoor Air Screening Levels (IASLs).
- 4) Asbestos Containing Material (ACM) - Analytical results for suspect ACM samples will be compared to the ACM definition provided in 29 Code of Federal Regulations (CFR) 1910.1001(b) and 40 CFR 61.141: any material containing more than 1% asbestos.
- 5) Lead Based Paint (LBP) - When LBP is present in a building, OSHA (29 CFR 1926.62), along with state regulations, require some form of controls to be followed during any construction work where an employee may be occupationally exposed to lead. The Department of Housing and Urban Development (HUD) Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing and the EPA Requirements for Lead-Based Paint Activities in Target and Child-Occupied Facilities (40 Code of Federal Regulation (CFR) Part745) provide regulatory and industry guidelines for conducting lead-based paint sampling. LBP means paint or other surface coatings that contain lead equal to or in excess of 1.0 milligram per square centimeter (mg/cm²), or 0.5 percent (0.5%) by weight or 5000 parts per million (ppm). OSHA has no lower threshold for exposure to lead.

B3. Laws And Regulations Applicable to The Cleanup

Laws and regulations that are applicable to this cleanup include the Federal Small Business Liability Relief and Brownfields Revitalization Act, the Federal Davis-Bacon Act, state environmental law, and town by-laws. Federal, state, and local laws regarding procurement of contractors to conduct the cleanup will be followed.

Additionally, prior to any renovation or demolition activities that will disturb ACM, federal and state regulations require removal of friable ACM and non-friable ACM that may become friable during any renovation or demolition activities in accordance with applicable local, state, and federal regulations by an abatement contractor licensed in the State of North Carolina. Federal and State National Emissions Standards for Hazardous Air Pollutants (NESHAP) regulations require that notification of any proposed demolition activity or renovation activity that would disturb ACM be provided to the appropriate regulatory agency.

The disturbance of lead-containing painted surfaces should be performed in accordance with U.S. EPA-Lead; Renovation, Repair and Painting Program (40 CFR 745.80, Subpart E) and also be addressed in accordance with OSHA Construction Standard for Lead (29 CFR 1926.62). Waste generated by operations that would disturb the identified lead-containing components, should be considered as being a potentially hazardous exposure to the workers.

Appropriate permits (e.g., notify before you dig, soil transport/disposal manifests, demolition) will be obtained prior to the work commencing.

SECTION C. CLEANUP ALTERNATIVES

C1. Cleanup Alternatives Considered

To address contamination at the subject property, three different alternatives were considered, including Alternative #1: No Action, Alternative #2: Capping, and Alternative #3: ACM and LBP Abatement and Debris Removal with Offsite Disposal. Cleanup Alternatives are summarized in **Table 3**.

C2. Evaluation of Cleanup Alternatives

The effectiveness, implementability, and cost of each cleanup alternative are discussed below.

C2.1 Effectiveness – Including Climate Change Considerations

- **Alternative #1: No Action** – No action is not an effective cleanup alternative as it does not allow for additional assessment beneath the subject property buildings since the ACM and LBP debris will not be removed. Selecting this alternative will prevent Town of North Wilkesboro from achieving their goal of making the Site “pad ready” for future social and economically beneficial redevelopment. Additionally, the subject property is not secure, and evidence of trespassers are evident throughout the site (graffiti, broken lightbulbs, household waste, etc.). As such, there is potential for the public to have direct contact with ACM and LBP debris and impacts from soil vapor creating an environmental and exposure liability for the Town of North Wilkesboro.

The CMRA tool indicates Wilkes County, North Carolina will likely have increased precipitation and an increased probability of extreme precipitation events due to climate change throughout the rest of this century. As such, there is an increased risk of flooding at the subject property due to its location within 100-year and 500-year floodplains of the Yadkin River. Flooding reduces the effectiveness of this alternative as it increases the probability of the off-site migration of impacted soil and hazardous ACM due to flooding and heavy rainfall.

- **Alternative #2: Soil Capping** – Soil capping of existing contamination, ACM debris, and LBP can be a moderately effective way to reduce risk for potential receptors from direct contact exposure to contaminated soils and hazardous materials. However, capping is not an effective way to control other exposures, including potential vapor intrusion risk from contamination by the former underground storage tank area, the chlorinated VOCs beneath Building 4’s footprint, or other inaccessible areas of the subject property that have not been evaluated. As noted above, the subject property is not secure, and evidence of trespassers is evident throughout the subject property (graffiti, broken lightbulbs, household waste, etc.). As such, the potential for exposure to contamination and ACM and LBP debris by the public remains, creating an environmental and exposure liability for the Town of North Wilkesboro.

Also, due to the likelihood of increased precipitation with greater variability and an increased probability of extreme precipitation throughout the rest of this century at the subject property, there is an increased risk of flooding due to the subject property’s location within 100-year and 500-year floodplains of the Yadkin River. The subject property generally slopes south towards a tributary of the Yadkin River located along the southern property boundary. If a soil cap was possible, more stringent measures and controls would likely be necessary to maintain the soil cap. As such, the soil cap alternative is not feasible due to the large amount of ACM debris that would need to be capped and the measures that would need to be implemented due to the slope of the subject property, location within the Yadkin River’s 100 and 500-year floodplains, and the presence of a tributary along the southern property boundary.

- Alternative #3: Building Demolition, ACM and LBP Abatement, and Debris Removal with Offsite Disposal – Building demolition, ACM and LBP abatement, and debris removal with offsite disposal is a very effective cleanup alternative as it will allow for additional assessment of subsurface impacts within existing building footprints that were not able to be evaluated during previous assessments due to inaccessibility. Additional assessment will further delineate subsurface impacts at the subject property, which will help in the development of mitigation measures for other contamination during future redevelopment. In addition, this alternative will be effective in removing hazardous ACM and LBP, which will eliminate exposure pathways of these contaminants to potential receptors.

As described in Section A4, based on previous assessment data and inaccessibility of portions of Buildings 2, 3, 4, 5 and 6, further assessment is needed to evaluate potential environmental impacts beneath the footprints of these buildings. Buildings 2, 3, 4, 5 and 6 will need to be removed to access these areas of the subject property to facilitate the additional environmental assessment.

The potential for increasing severe weather events due to climate change would not impact the effectiveness of this alternative as the ACM and LBP debris would be removed from the subject property.

C2.2 Implementability

- Alternative #1: No Action – The no action alternative is easy to implement as no action is necessary.
- Alternative #2: Soil Capping – Soil capping of existing soil contamination and dilapidated ACM and LBP debris is not feasible to implement. This alternative would require demolition of subject property buildings, which would necessitate the abatement of existing ACM in buildings. ACM debris would be segregated and capped with two feet of clean soil in a designated area of the subject property. Other measures associated with a soil cap include, and are not limited to, landfill permitting, long-term monitoring and maintenance activities, engineering measures to control stormwater discharge, restrictions to soil excavation and grading, and establishment of land use restrictions. In addition, the steep slope of the southern portion of the subject property, the location of the subject property within the Yadkin River’s 100 and 500-year floodplains, and the presence of a tributary of the Yadkin River along the southern boundary would prohibit a significant portion of the subject property to be utilized for this alternative. (e.g. thicker soil cap, engineered stormwater discharge features, etc.) to implement. These measures, along with the significant amount of identified or suspected ACM and LBP at the subject property needed to be capped, renders this alternative not feasible to implement as it would prevent the Town of North Wilkesboro’s goal to make the subject property “pad ready” for future redevelopment and significantly restrict redevelopment options.
- Alternative #3: Building Demolition, ACM and LBP Abatement and Debris Removal with Offsite Disposal – Building Demolition, ACM and LBP abatement, and debris removal with offsite disposal will be moderately difficult to implement. However, abatement and removal of existing ACM at Buildings 2, 3, 4, 5, and 6, associated ACM debris, and associated LBP is necessary to perform additional assessment activities beneath these buildings. In addition, the removal will eliminate potential exposure to hazardous materials at the subject property. Federal and state regulations require removal of friable ACM and non-friable ACM that may become friable during renovation or demolition activities in accordance with applicable local, state and federal regulations by an abatement contractor licensed in the State of North Carolina. Federal and State NESHAP regulations require that notification of any proposed demolition activity or renovation activity that would disturb ACM be provided to the appropriate regulatory agency. When LBP is present in a building, OSHA (29 CFR 1926.62), along with state regulations, require some form of controls to be followed during any construction work where an employee may be occupationally exposed to lead. Waste generated by operations that would disturb the identified lead-containing components, should be considered as being a potentially hazardous exposure to the workers.

Asbestos and LBP abatement, demolition, excavation, and disposal contractors are widely available to implement these remedial actions, but this alternative is the most intrusive and will potentially cause a prolonged disruption to the surrounding community. Additionally, this option will create an exposure risk for contractors performing the work. However, this alternative will remove these hazardous materials, and long-term monitoring and maintenance activities will not be necessary once removal activities are complete.

C2.3 Cost

- Alternative #1: No Action – \$0 – No costs are associated with this alternative.
- Alternative #2: Soil Capping – Not Feasible – Due to the large volume of hazardous building material and the additional measures and controls necessary to implement this alternative due to the existing sloped topography of the subject property, location of the subject property in floodplains and near surface water, and climate change considerations, capping existing soil contamination and hazardous building material is not feasible. Therefore, WSP has not estimated the cost to implement the soil capping alternative.
- Alternative #3: ACM and LBP Abatement and Debris Removal with Offsite Disposal – Approximately \$1,701,500 – This alternative will include costs for demolition of buildings and abatement of ACM and LBP at the subject property, removal of remaining building material and concrete slab, removal of four in-ground hydraulic lifts, and additional assessment to further delineate subsurface impacts at the subject property. A general, itemized cost estimate for this alternative is included as **Appendix A**.

SECTION D. RECOMMENDED CLEANUP ALTERNATIVE

The recommended cleanup alternative is Alternative #3: Soil Excavation with Offsite Disposal. Rational for selecting this alternative is provided below:

- Alternative #1: No Action – This alternative cannot be recommended as it does not allow for additional assessment and evaluation of subsurface impacts which is necessary for the Town of North Wilkesboro to make the subject property “pad ready”.
- Alternative #2: Soil Capping – Not feasible due to the limiting measures that would be necessary to implement this alternative.
- Alternative #3: ACM and LBP Abatement and Debris Removal with Offsite Disposal – This alternative is recommended as it allows for additional assessment of subsurface impacts, which will be necessary for the Town of North Wilkesboro to make the subject property “pad ready” and for the development of mitigation measures of subsurface impacts during future redevelopment. Additionally, this alternative will address the subject property’s ACM and LBP contamination, is feasible to implement, eliminates the exposure risk of asbestos and LBP to potential receptors, and will not require ongoing future monitoring and maintenance.

TABLES

Table 1: Summary of Constituent Exceedances in Soil
Former Jenkins Wholesale and Smoot Tannery Property
Maple Street
North Wilkesboro, North Carolina
WSP Project Number 6228-23-0056

Sample ID	TINB	TIC	TIWS	T2NSW	J2	B-1 (8-10)	B-2 (2-4)	B-3 (3-5)	B-4 (2-4)	B-5 (3-5)	B-6 (3-5)	B-7 (2-4)	B-8 (2-4)	B-9 (6-8)	B-10 (3-5)	HA-1 (2-4)	HA-4 (1-3)	HA-5 (1-2.5)	DUP-S	NCDEQ Action Level for TPH	Residential PSRGs	Industrial/Commercial PSRGs	Regional Background Metals in Soil ⁽¹⁾	
Sample Depth (ft bgs)	6-10	6-10	6-10	6-10	7	8-10	2-4	3-5	2-4	3-5	3-5	2-4	2-4	6-8	3-5	2-4	1-3	1-2.5	1-2.5					
Sample Collection Date	8/20/1993	8/20/1993	8/20/1993	8/20/1993	6/23/1994	8/9/2023	8/9/2023	8/8/2023	8/7/2023	8/9/2023	8/8/2023	8/8/2023	8/9/2023	8/9/2023	8/9/2023	8/11/2023	8/10/2023	8/11/2023	8/11/2023					
Sample Location Description	Former UST Location - Tank 1 North Bottom	Former UST Location - Tank 1 Cuttings	Former UST Location - Tank 1 West Sidewall	Former UST Location - Tank 2 North Sidewall	Former UST Location	Former UST Location/ North of Building 4 & 5	Downgradient of Former Tannery Facility/ Building 4	Downgradient Portion of Property/ South of Building 7	Upgradient Portion of Property/ East of Building 1	Former Maintenance Shop/ Building 3	Former Rail Spur/ Between Building 2 & 3	Downgradient of Leach House/ Building 2	Aboveground Storage Tank/ North of Building 6	Aboveground Storage Tank/ North of Building 6	Aboveground Storage Tank/ Between Building 2 & 3	Hydraulic Lift/ Building 6	Aboveground Storage Tank/ East of Building 5	Hydraulic Lift/ Building 6	HA-5 (1-2.5) Duplicate Sample					
Total Petroleum Hydrocarbons (TPH) via EPA Method 5030/5550																								
TPH-Gasoline Range Organics (GRO)	52	150	72	--	526	--	--	--	--	--	--	--	--	--	--	--	--	--	--	50	Not Applicable		Not Applicable	
TPH-Diesel Range Organics (DRO)	--	--	--	180	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	100	Not Applicable		Not Applicable	
Volatile Organic Compounds (VOCs) via EPA Method 8260D																								
Ethylbenzene	--	--	--	--	--	91.9	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Not Applicable	6.1	27	Not Applicable
Naphthalene	--	--	--	--	--	29.8	--	--	--	--	--	--	--	--	--	--	--	--	--	--		2.1	8.8	
1,2,4-Trimethylbenzene	--	--	--	--	--	269	--	--	--	--	--	--	--	--	--	--	--	--	--	--		63	370	
1,3,5-Trimethylbenzene	--	--	--	--	--	76.6	--	--	--	--	--	--	--	--	--	--	--	--	--	--		56	320	
m,p-Xylene	--	--	--	--	--	311	--	--	--	--	--	--	--	--	--	--	--	--	--	--		120	500	
Semi-Volatile Organic Compounds via EPA Method 8270E																								
Benzo(a)anthracene	--	--	--	--	--	--	62.4	--	--	--	--	--	--	--	--	--	--	--	--	--	Not Applicable	1.1	21	Not Applicable
Benzo(a)pyrene	--	--	--	--	--	--	63.4	--	--	--	0.154 J	--	--	--	--	--	--	--	--	--		0.11	2.1	
Benzo(b)fluoranthene	--	--	--	--	--	--	72.4	--	--	--	--	--	--	--	--	--	--	--	--	--		1.1	21	
Benzo(k)fluoranthene	--	--	--	--	--	--	26.4	--	--	--	--	--	--	--	--	--	--	--	--	--		11	210	
Dibenzo(a,h)anthracene	--	--	--	--	--	--	5.49 J	--	--	--	--	--	--	--	--	--	--	--	--	--		0.11	2.1	
Indeno(1,2,3-cd)pyrene	--	--	--	--	--	--	38.5	--	--	--	--	--	--	--	--	--	--	--	--	--		1.1	21	
1-Methylnaphthalene	--	--	--	--	--	1.78	--	--	--	--	--	--	--	--	--	--	0.244	--	--	--	0.039	73		
RCRA Metals via EPA Methods 6020B/7471B and Hexavalent Chromium via EPA Method 7199																								
Arsenic	--	--	--	--	--	1.7 J f	3.1 f	3.4 f	2.9 J f	4.4 f	3.6 f	4.1 f	2.9 f	2.9 f	3.0 J f	3.5 J c	5.3 f	--	--	Not Applicable	0.68	3	1.0-18	4.8
Hexavalent Chromium	--	--	--	--	--	--	1.7	1.5	0.78	0.70	0.56	0.48	0.62	0.78	0.37 J	0.77	0.92	0.84	0.74		0.31	6.5	NE	NE

- Notes:**
- Concentrations shown in milligrams per kilograms (mg/kg)
 - ft bgs = feet below ground surface
 - PSRGs = North Carolina Department of Environmental Quality (NCDEQ) Inactive Hazardous Sites Branch (IHSB) Preliminary Soil Remediation Goals, dated July 2024
 - = Result did not exceed NCDEQ PSRGs
 - J = J-flag, value was detected above method detection limit but below laboratory reporting limit, value is considered an estimate
 - f = Sample dilution required due to difficult matrix
 - c = Elevated reporting limit(s) due to matrix interference
 - NE = Not established
 - BLUE SHADED cell indicates concentration exceeded NCDEQ Residential or Industrial/Commercial PSRG; however, the concentration is within the range of "naturally occurring" metals in soil
 - DUP-S sample collected from parent sample HA-5 (1-2.5)
 - ⁽¹⁾ Range and mean values for "Background Metals for North Carolina Soils" taken from Elements in North American Soils by Dragun and Chekiri, 2005.

**Table 2: Summary of Constituent Exceedances in Sub-Slab Soil Gas
Former Jenkins Wholesale and Smoot Tannery Property
Maple Street
North Wilkesboro, North Carolina
WSP Project Number 6228-23-0056**

Sample ID	SG-4	DUP-SG	SG-6	Residential SGSLs (TCR = 1.0e⁻⁰⁶ and THQ = 0.2)	Non-Residential SGSLs (TCR = 1.0e⁻⁰⁶ and THQ = 0.2)
Sample Type	Sub-Slab	Duplicate	Sub-Slab		
Sample Collection Date	8/10/2023	8/10/2023	8/10/2023		
Sample Location Description	Building 6	SG-4 Duplicate Sample	Former Filtering Basin/ Building 6		
Naphthalene	--	--	5.8	2.8	36
Tetrachloroethylene	359	428	--	280	3,500
Trichloroethylene	115	137	--	14	180

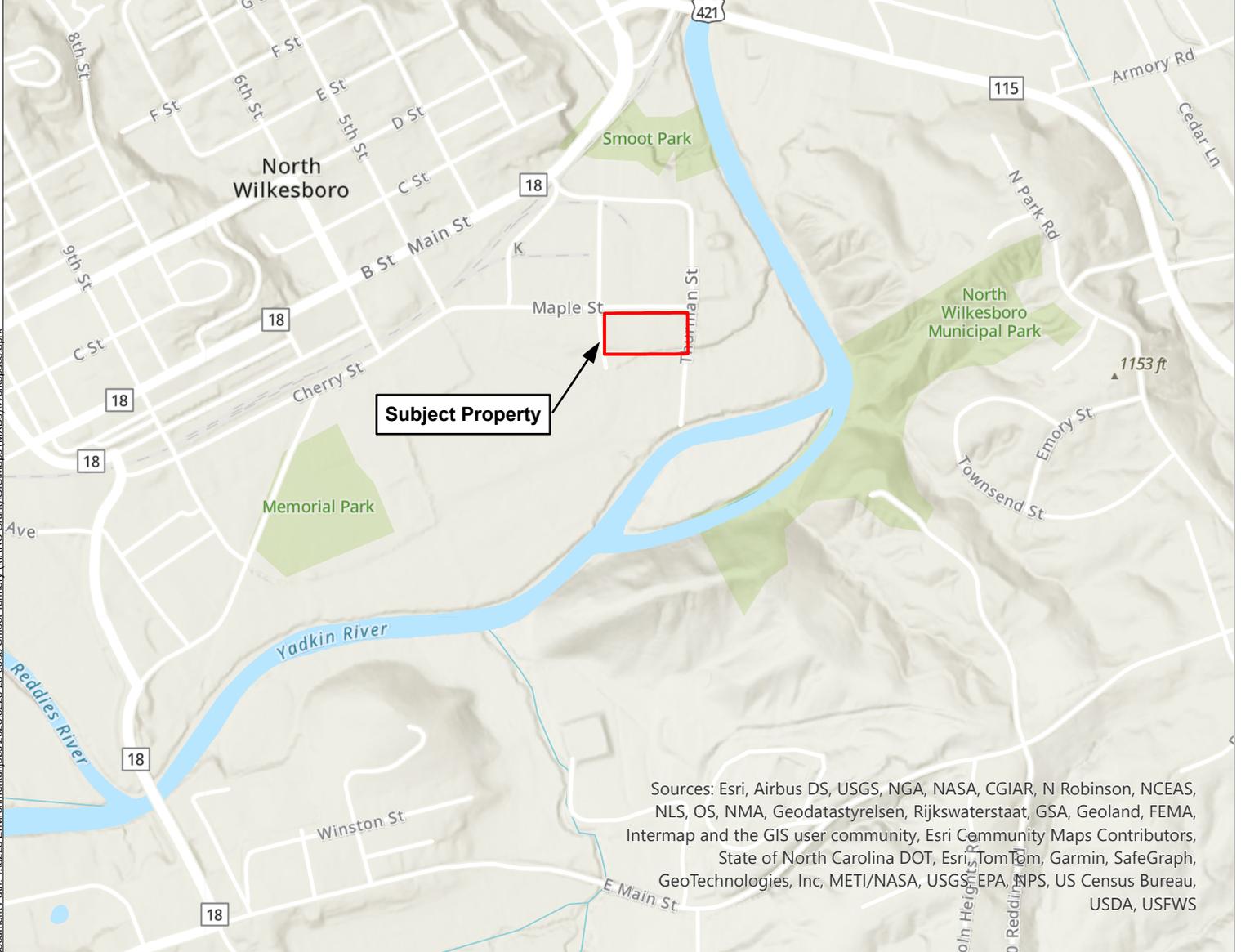
Notes:

1. Concentrations shown in micrograms per meter cubed ($\mu\text{g}/\text{m}^3$)
2. Samples analyzed for volatile organic compounds (VOCs) via EPA Method TO-15
3. NCDEQ SGSLs = North Carolina Department of Environmental Quality Residential Sub-Slab and Exterior Soil-Gas Screening Levels, dated July 2024
4. TCR = Target Cancer Risk
5. THQ = Target Hazard Quotient
6. -- = result did not exceed NCDEQ SGSLs
7. DUP-SG collected from parent sample SG-4

Table 3: Summary of Cleanup Alternatives
Former Jenkins Wholesale and Smoot Tannery Property
Maple Street
North Wilkesboro, North Carolina
WSP Project Number 6228-23-0056

Alternative	Description	Effectiveness	Implementability	Estimated Cost
1	No Action	Not Effective	Easy	\$0
2	Soil Capping	Moderately Effective	Not Feasible	Not Feasible
3	ACM and LBP Abatement with Off-Site Disposal	Very Effective	Moderately Difficult	\$1,701,500

FIGURES



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WSP USA Environment & Infrastructure Inc.

1001 Morehead Square Drive, Suite 610
Charlotte NC 28203

SUBJECT PROPERTY TOPO
Former Jenkins Wholesale and Smoot Tannery
Maple Street, North Wilkesboro, North Carolina



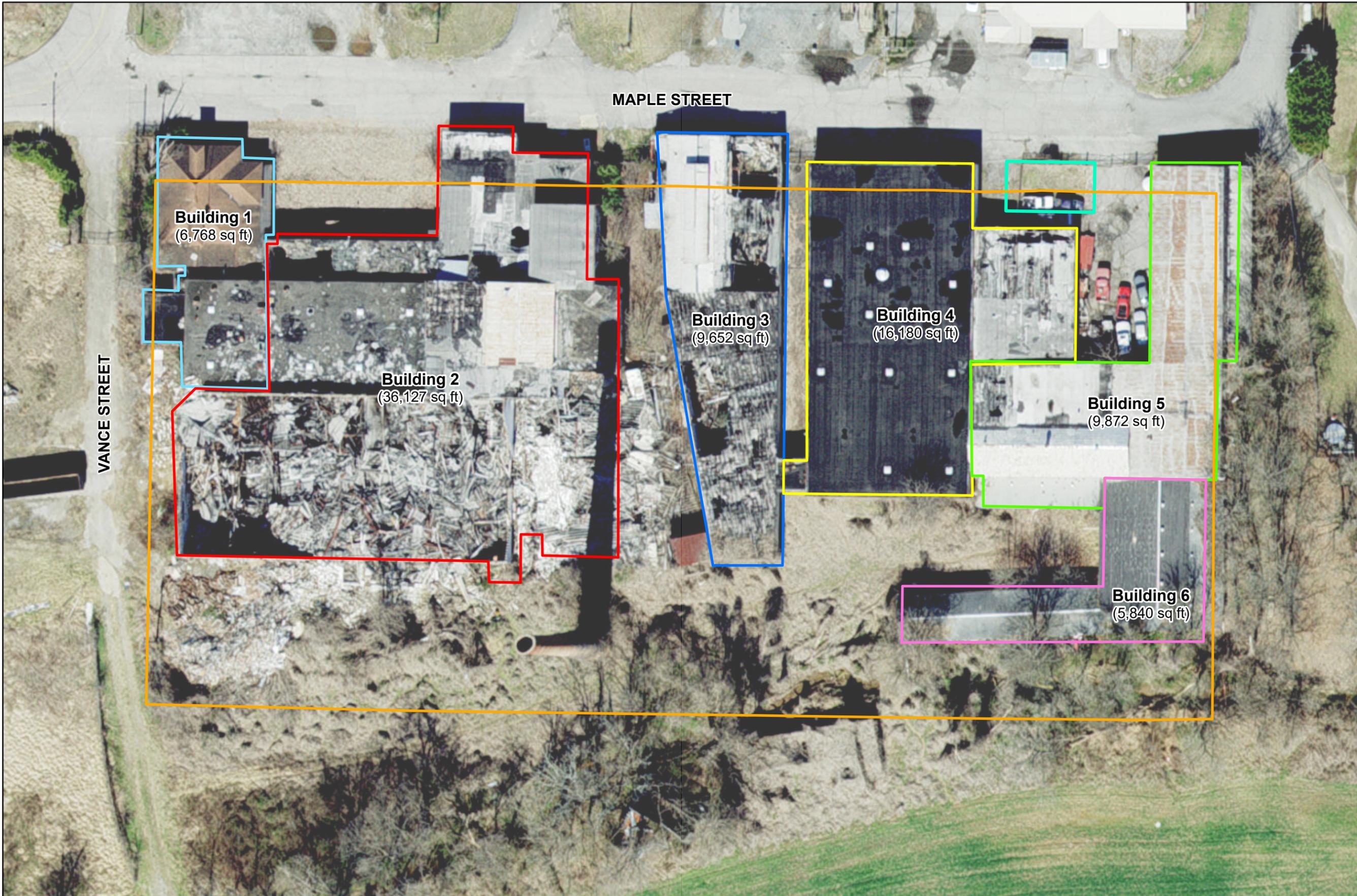
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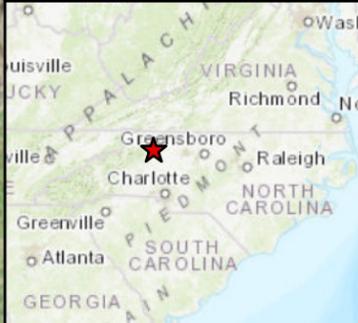
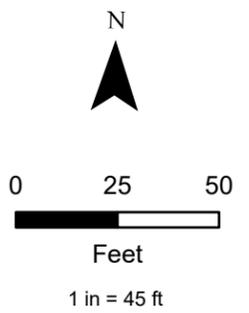
CHECKED BY: RPD

DATE: 07/17/2024

PROJECT: US-EI-6228230056



- ### Legend
- Subject Property
 - Building 1
 - Building 2
 - Building 3
 - Building 4
 - Building 5
 - Building 6
 - Former Location of Two Gasoline USTs



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 1001 Morehead Square Drive, Suite 610
 Charlotte NC 28203

Note: This map is for reference only.

Title: **SUBJECT PROPERTY MAP**
 Former Jenkins Wholesale and Smoot Tannery
 Maple Street, North Wilkesboro, North Carolina

Date: 10/11/2024
 Project No: US-EI-6228230056

Projection: NC State Plane (NAD83, feet)
 File: T:\6228 Environmental\jobs\2023\6228-23-0056 Smoot Tannery (MARC Grant)\GIS\Maps (MXDs)\Workspace.aprx

Figure: **2**



Legend

- Subject Property
- Parcel Boundray
- Approximate Location of Sanborn Map Feature
- Boiler Area
- Hand Vats
- Leach House
- Maintenance Shops
- Oiling and Scouring Area
- Tanning Liquor or Leach Tanks
- Underground Cistern
- Former Rail Spur
- Building 1
- Building 2
- Building 3
- Building 4
- Building 5
- Building 6
- Streams
- Surface Contours
- Former Location of Two Gasoline USTs

N

0 25 50

Feet



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 1001 Morehead Square Drive, Suite 610
 Charlotte NC 28203

Note: This map is for reference only.

Title: **HISTORIC INFRASTRUCTURE**
 Former Jenkins Wholesale and Smoot Tannery
 Maple Street, North Wilkesboro, North Carolina

Date: 10/11/2024
 Project No: 6228-23-0056

Projection: NC State Plane (NAD83, feet)
 File: T:\6228 Environmental\jobs\2023\6228-23-0056 Smoot Tannery (MARC Grant)\GIS\Maps (MXDs)\Workspace.aprx

Figure: **3**



Legend

- Former Location of Two Gasoline USTs
- Parcel Boundray
- Drum
- Aboveground Storage Tank
- Hydraulic Lift
- Existing Sub-Slab Soil Gas Sample Location
- Existing Direct Push Soil Boring Location
- Existing Hand Auger Boring Location
- Existing Soil Boring/Permanent Well Location
- Existing Monitoring Well Location
- Soil-Gas Methane Monitoring Point
- Building 1
- Building 2
- Building 3
- Building 4
- Building 5
- Building 6
- Subject Property

N

0 20 40

Feet

1 in = 40 ft



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Note: This map is for reference only.

Title: **SAMPLE LOCATIONS**
 Former Jenkins Wholesale and Smoot Tannery
 Maple Street, North Wilkesboro, North Carolina

Date: 10/11/2024
 Project No: US-EI-6228230056

Projection: NC State Plane (NAD83, feet)
 File: T:\6228 Environmental\jobs\2023\6228-23-0056 Smoot Tannery (MARC Grant)\GIS\Maps (MXDs)\Workspace.aprx

Figure: **4**

Appendix A

Cleanup Alternative Cost Estimate

Cost Schedule Breakdown: Alternative #3 - ACM Abatement and Debris Removal with Offsite Disposal

Former Jenkins Wholesale and Smoot Tannery Property

Maple Street, North Wilkesboro, North Carolina

WSP Project No. 6228-23-0056

Task	Order of Completion	Estimated Duration	Estimated Schedule*	Estimated Cost	
Task 1: ACM and LBP Abatement, Debris Removal, and Building Demolition					
Preparation of Project Design Specifications for ACM and LBP Abatement	1	1 Month**	2Q25/April 2025	\$6,000	
Preparation of QAPP for Abatement & Demo and Additional Assessment	1	1 Month**	2Q25/April 2025	\$4,000	
NCDEQ/EPA QAPP Review/Approval	2	1 Month	2Q25/May 2025	NA	
Mobilization/Site Set Up	3	1 to 2 Months	2 Days	2Q25/June 2025	\$30,000
ACM & LBP Abatement			4 Weeks	2Q25/June 2025	\$500,000
ACM & LBP Debris Transportation and Disposal			1 Week	3Q25/July 2025	\$175,000
Slab Removal and Disposal (85,000 sq ft, 1-ft thick)			3 Days	3Q25/July 2025	\$12,500
Hydraulic Lift Removal			6 Weeks**	2Q & 3Q25/June to July 2025	\$400,000
Subcontractor Labor for Fieldwork			1 Day	3Q25/July 2025	\$15,000
Demobilization/Site Breakdown			5 Weeks**	2Q & 3Q25/June to July 2025	\$20,000
3rd Party Air Monitoring			6 Weeks**	2Q & 3Q25/June to July 2025	\$35,000
WSP Oversight/Confirmation Survey			6 Weeks**	2Q & 3Q25/June to July 2025	\$35,000
Subtotal:				4 Months	
Task 2: Additional Assessment					
Additional Assessment (Labor)	1	1 Week	3Q25/August 2025	\$14,000	
Additional Assessment (Drilling)				\$14,000	
IDW Management	2	1 Day	3Q25/August 2025	\$4,000	
Analytical	3	2 Weeks	3Q25/August 2025	\$14,000	
Report Preparation	4	1 Month	3Q25/August to September 2025	\$8,000	
Subtotal:		2 Months		\$54,000	
TOTAL:		6 Months		\$1,701,500	
			2Q25 Total	\$1,296,000	
			3Q25 Total	\$405,500	

Notes:

ACM - Asbestos Containing Material

LBP - Lead Based Paint

QAPP - Quality Assurance Project Plan

NA - Not Applicable

*Anticipated project start is the beginning of 2Q 2025, or April 2025 (dependent on funding approval)

** Work to be completed concurrently

OBITUARIES

Ann Hall Lowe Absher

Ann Hall Lowe Absher, 87, of North Wilkesboro passed away Wednesday, Oct. 9, 2024, at Wilkes Health and Rehabilitation Center.

Funeral services will be held 1:30 p.m. Monday, Oct. 14, 2024, at Wilkesboro Baptist Church with Dr. Chris Hefner, Rev. Al Andrews and John Absher officiating. The casket will be placed in the church at 1p.m. Burial will be in Cub Creek Baptist Church Cemetery.

Ann was born June 11, 1937, in Wilkes County to James Whiteford and Edith Hall Lowe. She was the oldest living member of Wilkesboro Baptist Church.



In addition to her parents, she was preceded in death by a son, James Richard Absher, and a grandson, Luke Chandler Absher.

She is survived by her husband, Richard Paul Absher, of the home; a daughter, Edith Ann Absher, and her significant other, Larry Day, of North Wilkesboro; two sons,

John Hall Absher, and wife, Billie, of Woodstock, Ga., Alton Lowe Absher, and wife, Lisa, of North Wilkesboro; five grandchildren, John Hall Absher Jr, Wilburn Anderson Absher, Edward Paul Swofford, Landon Lowe Absher, James Richard Absher II; seven great-grandchildren; special cousin, Brenda Lowe; and special friends, Shirley Poore, Cheryl Ann Eldredge and Doug Buchanan.

Flowers will be accepted or memorials may be made to Wilkesboro Baptist Church, P.O. Box 61, Wilkesboro, N.C., 28697, or Cub Creek Baptist Church Cemetery Fund, P.O. Box 86, Wilkesboro, N.C., 28697.

Online condolences may be made to www.reinssturdivant.com.

Vicki Jean Walker Brown

Vicki Jean Walker Brown, 63, of North Wilkesboro, passed away Saturday, Oct. 5, 2024, at her home. She was born July 4, 1961, in Seaford, Del., to Billy Joe and Myrtle Reba Hawkins Walker. Vicki was preceded in death by her husband, Rickie H. Brown; her parents; daughter, Rustie Brown Wiles; infant granddaughter, Sadie Wiles; sister, Tammy Joan T.J. Cole; and brothers, Richard and Tommy Walker.

She is survived by her daughter, Crystal



Ashley Brown and fiancé, Dustin Rhodes of North Wilkesboro; granddaughters, Haylee Wiles, Patience Abigail Hart; son-in-law, Jason

Wiles of Florence, South Carolina; sisters, Shirley Beshears of Purlear and Joann Pollard (Bobby) of Jefferson; uncle, Steve Walker (Janice) of Winston Salem; and special friend, Frank Royal of Millers Creek.

Memorial service will be held 2 p.m. Tuesday, Oct. 15, 2024, at Miller Funeral Service with Rev. C.J. Carroll officiating. Flowers will be accepted. Miller Funeral Service is assisting the family with arrangements. Online condolences may be made to www.millerfuneralservice.com

Betty 'Robin' Johnson Eller

Betty "Robin" Johnson Eller, 53, of Wilkesboro, died Friday, Oct. 11, 2024, at Joan and Howard Woltz Hospice in Dobson. She was born Sept. 14, 1971, in Iredell County, daughter of the late James Ernest Johnson and Carolyn Joyce Barnette Johnson. The family will conduct a memorial service at a later date. Condolences



may be sent to www.adamsfunerals.com.

BOOK

FROM PAGE A4

the other. If a state is consistently just to the left or the right side of center, it is purple, even if the election winner does not change.

Having given his readers convincing evidence that North Carolina is a purple state, he then presents almost 200 pages with details about North

Carolina elections, giving his readers the equivalent of a graduate course on the topic.

He tackles commonly held, but inaccurate beliefs. For instance, he asserts, "It is clear that women are under-represented in North Carolina politics. That under representation exists regardless of the level of government or the part of the state and it exists even though women in North Carolina are more likely

to be registered to vote than men and are more likely to cast votes than men. If you want to achieve a better-functioning government that includes more voices, you must elect more women to office."

Read "Anatomy of a Purple State" and you will know more about North Carolina politics than your neighbors even if your favorite candidates lose on Nov. 5.



Dorothy Bernice Pinion Wayne

Dorothy Bernice Pinion Wayne, 94, of North Wilkesboro died Wednesday, Oct. 9, 2024, at Ridge Valley Skilled Nursing and Rehabilitation Center. She was born May 15, 1930, in Cabarrus County to Grady Alexander Pinion and Minnie Mary Ethel Coffey Pinion. Condolences may be sent to: www.adamsfunerals.com.

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you're invited to a
COMMUNITY INPUT MEETING!
We need your input as we apply for the EPA's Cleanup Grant!

SMOOT TANNERY BROWNFIELD

OCTOBER 29, 2024 AT 5:30 PM
COMMISSIONERS BOARD ROOM
212 9TH STREET
NORTH WILKESBORO

Complete our survey!

A copy of the grant application and draft ABCA are available for public review and comment online at www.north-wilkesboro.com. Comments can be made at any time prior to November 14th, in person at the meeting, by email, phone call, or in writing to Meredith Detsch, Planning Director. 336-667-7129 planning@northwilkesboronc.gov

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VOTE
TUES. NOV 5TH
6:30AM - 7:30 PM
1-STOP EARLY VOTING OCT 17 - NOV 2

Kamala Harris President
Tim Walz VP

Josh Stein NC Governor

Allison Riggs NC Supreme Court

Rachel Hunt Lt. Governor

Elaine Marshall Secretary of State

Jessica Holmes State Auditor

Jeff Jackson Attorney General

Braxton Winston Labor Commissioner

Mo Green State Superintendent

Sarah Taber Agriculture Commissioner

Wesley Harris State Treasurer

Natasha Marcus Insurance Commissioner

Ed Eldred Court of Appeals

Chuck Hubbard U.S. Congress

Darren Staley NC Senate (36)

Ken Badgett NC Senate (90)

Steve Moree NC House (94)

Jefferson Hill County Commissioner

Martin Moore Court of Appeals

Carolyn Thompson Court of Appeals

PAID FOR BY THE WILKES COUNTY DEMOCRATIC PARTY WWW.WILKESDEMOCRATS.COM

OBITUARIES

Norma Taylor Church

Norma Taylor Church, 80, of North Wilkesboro, passed away Sunday, Oct 13, 2024, at her home. Mrs. Church was born Dec. 3, 1943, in Wilkes County to Norman Caswell and Viola Brown Taylor. Norma was a member of Flint Hill Baptist Church. She loved and enjoyed her friends, especially her children and grandchildren, and they



were her life. In addition to her parents, she was

preceded in death by her spouse, James Silas "Jimmy" Church Sr.; son, James Silas Church Jr.; grandson, Joshua Bailey; siblings, R.C. Taylor, Argyle Wardell, Paul Taylor and James Taylor.

Those left to cherish her memories are her daughters, Malinda Broyhill, and spouse, Ralph, of Millers Creek, Debra Bailey, and spouse, Scott, of

North Wilkesboro, Tammy Summers, and spouse, John, of Garden City, Mich; sons, Rickie Church of Concord, Gary Church and spouse Dana of Statesville, Tony Church and spouse Tammie of North Wilkesboro, Chris Church of Charleston, South Carolina, James Shipton and Randy Cleary both of North Wilkesboro;

sister, Nancy Ayers of Newton; long-time best friend, Sue Brown, of Millers Creek; 23 grandchildren; 21 great grandchildren; and several nieces and nephews.

Funeral service will be held 2 p.m. Friday, Oct. 18, 2024, at Scenic Memorial Gardens Mausoleum Chapel with Rev. Sherrill Wellborn and Rev. Tom Church officiating. Entombment

followed in Scenic Memorial Gardens Mausoleum. The family received friends at Scenic Memorial Gardens Mausoleum Chapel from 1-2 p.m. on Friday, prior to the service. Flowers will be accepted. Miller Funeral Service is assisting the family with arrangements. Online condolences may be made to www.millerfuneralservice.com.

Ona Faye Walker Laws

Ona Faye Walker Laws was called to be with her Lord and Savior on Wednesday, October 16th, 2024.

Funeral services will be held 1 p.m. Friday, Oct. 25, 2024, at Reins-Sturdivant Chapel with Rev. Mark Barlow officiating. Burial will be in Gordon Baptist Church Cemetery.

Ms. Laws leaves behind a legacy of love with her grandchildren, Jennifer, Christopher, Kaylee and Zach; her great-grand-



children, Lilly, Bailey, Peyton, Andrew and Austin; extended family members; and friends,

especially those at the Wilkes Senior Center.

Ms. Laws was a former member of Gordon Baptist Church and was a devoted Christian. She found her favorite hobbies and closest friends at the Wilkes Senior Center, where she enjoyed basket weaving, pottery, crocheting and making Christmas ornaments.

The love and lessons she instilled in all that knew her is immeasurable and

she will always be remembered for many things, especially her courageous independence and perseverance to overcome any obstacle in her way.

Flowers will be accepted, or memorials may be made to Wilkes Senior Center, 228 Fairplains School Road, North Wilkesboro, N.C., 28659.

Online condolences may be made to www.reinssturdivant.com.

Hazel Snider Anderson

Hazel Snider Anderson, 94, of North Wilkesboro passed away Sunday, Oct. 20, 2024, at Yadkin Nursing Center.

Graveside services will be held 2 p.m. Wednesday, Oct. 23, 2024, at Welcome Home Baptist Church with Rev. Richard Whittington officiating.

Hazel was born March 15, 1930, in Wilkes County to Monroe and Pearl Watkins Snider. She was a member of



Welcome Home Baptist Church, where she

taught Sunday School and sang in the choir.

In addition to her parents, she was preceded in death by her husband, Roby ("Jack") Allison Anderson; two sisters, Geraldine McCall, Mozelle Snider; and three brothers, Clate Snider, Paul Snider and Beachel Snider.

She is survived by a daughter, Barbara Eagleston of Grapevine, Texas; a son, Jerry Anderson, and wife,

Sandy, of North Wilkesboro; two grandchildren, Stephanie Flores, Lorrie Anderson; a great-grandson, Thomas Henry Richards; and a sister, Jean Kilby, of North Wilkesboro.

In lieu of flowers, memorials may be made to The Alzheimer's Association, 4600 Park Road, Suite 250, Charlotte, N.C., 28209.

Online condolences may be made to www.reinssturdivant.com.

Mona Lucille Hall Johnson

Mona Lucille Hall Johnson, 96, of North Wilkesboro, passed away Thursday, Oct. 17, 2024, at Wilkes Health & Rehab Center. She was born Dec. 8, 1927, in Wilkes County to Clarence and Gypsy Verna Shumate Hall. Mona was an avid reader and enjoyed puzzles and cooking. She especially loved her grandchildren and great-grandchildren. Mrs. Johnson was preceded in death by her parents; her spouse, Paul Johnson; son, Van Johnson; grandson, Jimmy Kuebler; and great-grandson, Anthony Kuebler.



Mrs. Johnson is survived by her daughter, Linda Cantrell, and spouse, John, of Traphill; son, Michael Johnson, and spouse, Debbie, of Lakeland, Fla.; grandchildren, Michael Kuebler, and spouse, Kim,

of Novi, Mich., Ronald Kuebler, and spouse, Darlene, of St. Clair, Mich., Britny Spence, and spouse, James, and Meghan Martin, and spouse, Jeremy, all of Lakeland, Fla., Erik Johnson, and spouse, Melissa, of Colorado; 17 great-grandchildren; and two great-great-grandchildren.

A private service will be held at Glenn Eden Cemetery in Farmington, Mich. Miller Funeral Service is assisting the family with arrangements. Online condolences may be made to www.millerfuneralservice.com.

CREEPY CREEK TRAIL RETURNS

The Town of Wilkesboro's annual Creepy Creek Trail in Cub Creek Park is from 6-9 p.m. Oct. 31 (Halloween).

Admission is free, but children must be accompanied by an adult.

Participants (most in costumes) will walk around the track on the eastern end of the park, stopping at booths here candy is given away. Admission is free.

HOSTED BY: MAYOR RHEAJEAN BENGÉ

FALL FEST

FOOD-FUN-GAMES

OCTOBER 26TH

Cotton Candy-Popcorn-Drinks
Hotdog Boy and Dixie Donut will be set up out front

VENDORS BEGIN 5PM
FESTIVAL BEGINS 6PM
123 CHATAM STREET RONDA
TOWN HALL ACTIVITY CENTER

FREE ENTRY!

WESTERN NORTH CAROLINA

You Can Still VOTE

Make your voice heard. Please scan QR code to learn how, or visit

ncsbe.gov/helene



you're invited to a **COMMUNITY INPUT MEETING!**
We need your input as we apply for the EPA's Cleanup Grant!

SMOOT TANNERY BROWNFIELD

OCTOBER 29, 2024 AT 5:30 PM
COMMISSIONERS BOARD ROOM
212 9TH STREET
NORTH WILKESBORO

Complete our survey!

A copy of the grant application and draft ABCA are available for public review and comment online at www.north-wilkesboro.com. Comments can be made at any time prior to November 14th, in person at the meeting, by email, phone call, or in writing to Meredith Detsch, Planning Director. 336-667-7129 planning@northwilkesboronc.gov

ATTACHMENT D - Public Comments and Applicant Responses

Smoot Tannery Public Meeting on Draft Brownfield Application - 10.29.24

On October 29, 2024, the Town of North Wilkesboro hosted a community input meeting to allow for questions, feedback, and commentary on the Town's draft application for a Brownfields Cleanup Grant to remediate the former Smoot Tannery site ("the site"). 21 residents attended, and Town staff, led by Meredith Detsch, Planning Director, provided a recap of the site history, current conditions, and efforts to-date to analyze the site and its environmental hazards. Ms. Detsch also highlighted the goals for the meeting, high level application details, and a summary of market analysis performed by Atlas Community Studios that has produced the bulk of the reuse strategy.

Following this lead-in, Ms. Detsch opened the floor to public comment, which largely focused on the potential uses for the site and the elements that residents were interested in seeing there, and how they could align with the reuse strategy developed thus far. The discussion referenced other Town amenities and the possibility of connecting them to the site, similar facilities or examples of uses that residents have seen in other jurisdictions, and the spillover effects that the redevelopment could have neighboring properties and the Town at-large.

Public input on potential site uses included:

- Connections between outdoor and indoor recreation, including a desire to get access all the way to the river
 - There is an active farm to the south of the site that blocks river access in that direction, so the possibility of easements through the property were raised; would depend on owner interest
 - Making a river connection to the east of the site would be more direct, but would require passing by the wastewater treatment plant
- Mixed-use development with a combination of food/commercial spaces on the ground floor and apartments on upper floors
- Preserving the site's smokestack as a historic marker
- A maker space and/or small business incubator
- Developing a STEM center, which has been raised for the river district in the past, and could connect to the local parks and even the water treatment plant for educational opportunities
- A hotel and parking garage to accommodate visitors to the area
- The County Tourism Development Authority (TDA) surveyed residents on what they wanted to see in the area and the second most popular desire was more food establishments; would like to see that put on the site

Example facilities cited as potential models for the site included:

ATTACHMENT D - Public Comments and Applicant Responses

- Phillips Place in Charlotte as an example of a successful mixed-use project, mixing housing and food/retail
- Smash Park and Spooky Nook two examples of chains/companies that might resemble a recreation facility that might go on the site

Spillover effects discussed included:

- Developing the site could expand upon the amenities of downtown and Smoot Park
- The “contagious” effect of developing this site and its impact on development interest/potential for the surrounding neighborhood
- Excitement that some local landowners have expressed about the potential for land values to increase
- The Town is writing a separate grant application for a bridge over the Yadkin River that will connect the Town’s trails and expand that network; this site could potentially connect to that

Applicants’ Response to Public Comments

Several of the uses for the site proposed by attendees conform well with the reuse strategy that has emerged from Atlas Community Studio’s substantial market analysis. This strategy combines a vision for a recreation facility with indoor and outdoor options and connections to the Town’s other greenspaces and greenways plus a combined food hall/food incubator to provide dining options and support for food entrepreneurs (see section 1.b.i of the Narrative). To the extent that residents’ suggestions align with those potential uses, they have been incorporated into the Narrative in the descriptions of the site reuse strategy. Other proposed uses, while fine ideas in isolation, do not fit with the site characteristics or location, or would do withstand scrutiny when put to test of a market analysis. These uses – namely incorporating housing, a STEM center, and a hotel with a parking garage – have not been added to the Narrative.

Comments

Outdoor rec / indoor rec

Mixed use → food / commercial / bottom floor
Apts - upper

~~Incubator space~~ / very minor industrial

Maker space → equipment - wood working
Artist spaces

Food availability

STEM Center

Larger venues
Hotel - conference area
↳ parking garage

Charlotte - Not an area

Attachment F - October 29 Public Meeting Presentation

FORMER SMOOT TANNERY SITE

*Recommendations for
Market-Supported Reuse*



**brownfield site
reuse assessment**
north wilkesboro. north carolina



JENKINS WHOLESALE/SMOOT TANNERY



ROADMAP TO REUSE

This plan outlines the possibilities of redevelopment on this 3 acre site. This property is in the Town's *River District* adjacent to Town facilities, borders our Greenway system and the Yadkin River, including the State's Blueway system and the Overmountain Victory Trail.

PLAN GOALS:

- Demonstrate market position of the site
- Identify market-supported reuse options (3)
- Assess potential future impacts of reuse on our economy





WILKES COUNTY OUTDOOR RECREATION PARTICIPATION SURVEY

The total economic output from outdoor recreation
visitor spending is

\$102.9 MILLION



which supports approximately

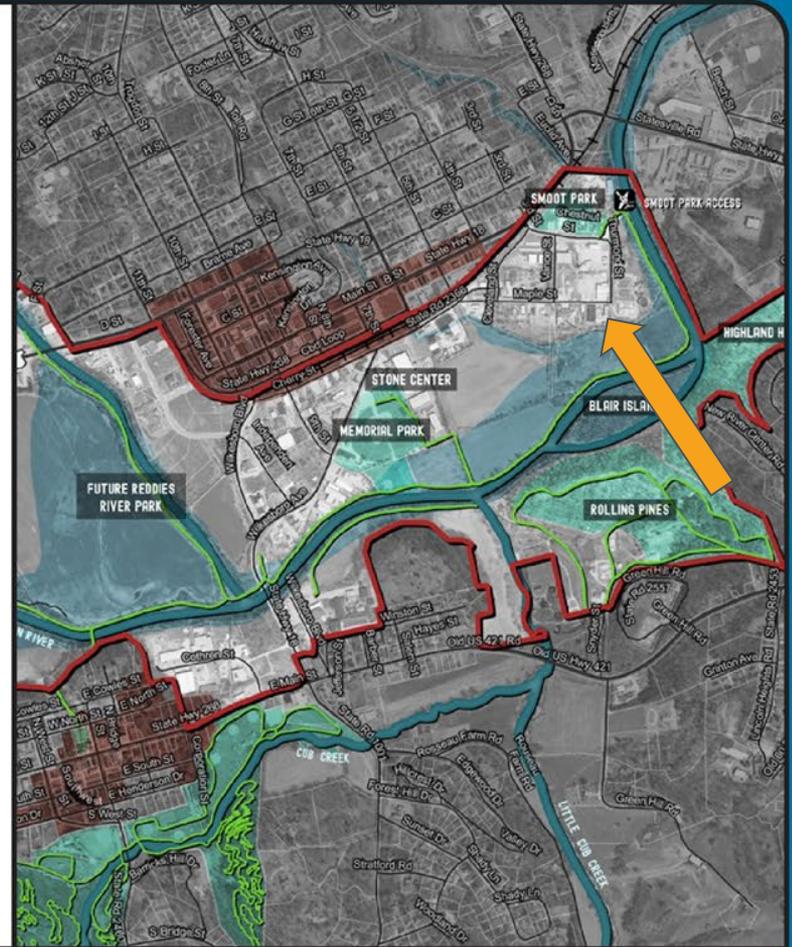
1,103 FULL-TIME JOBS

\$29.1 MILLION

in labor income

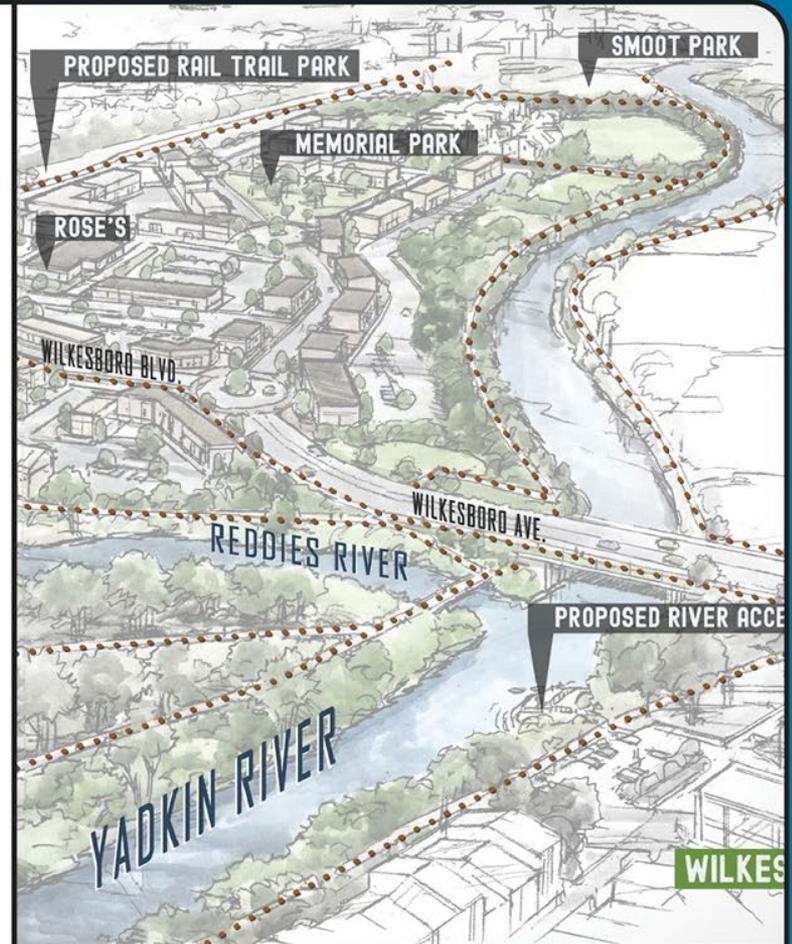
STRATEGIC POSITION OF SITE

- Proximity to existing recreational assets
- Integration with trail systems
- Strategic commercial/industrial location
- Historical & cultural significance
- Brownfield redevelopment opportunity & River District

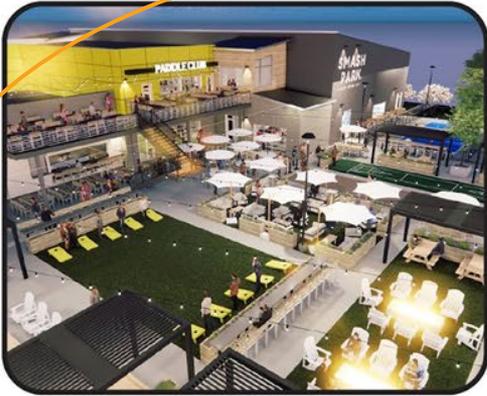


REUSE OPTIONS MUST SUPPORT...

- Economic development
- Downtown revitalization & community engagement
- Connectivity and access for all modes of transportation
- Outdoor recreation and improved quality of life
- Smart growth and resilient planning



THREE REUSE OPTIONS MEET ALL CRITERIA:



**Recreation &
Entertainment Venue**



**Food Hall
Incubator Model**



**Light-Manufacturing for
Outdoor Recreation
Products**

Two case studies focus for tonight



RECREATION & ENTERTAINMENT VENUE

INDICATORS OF DEMAND

- Notable population increases in ages 5-14 and 25-34
- \$1.15 billion on recreation + entertainment spending
- \$1.08 billion on dining out in 2024
- Visitors to Wilkes County spent \$114.5 million in 2023
- \$4M investment in Smoot Park
- We have few venues with indoor + outdoor recreation for all ages
- We have few venues combining dining with entertainment
- We have few venues with direct connectivity to trail + river access

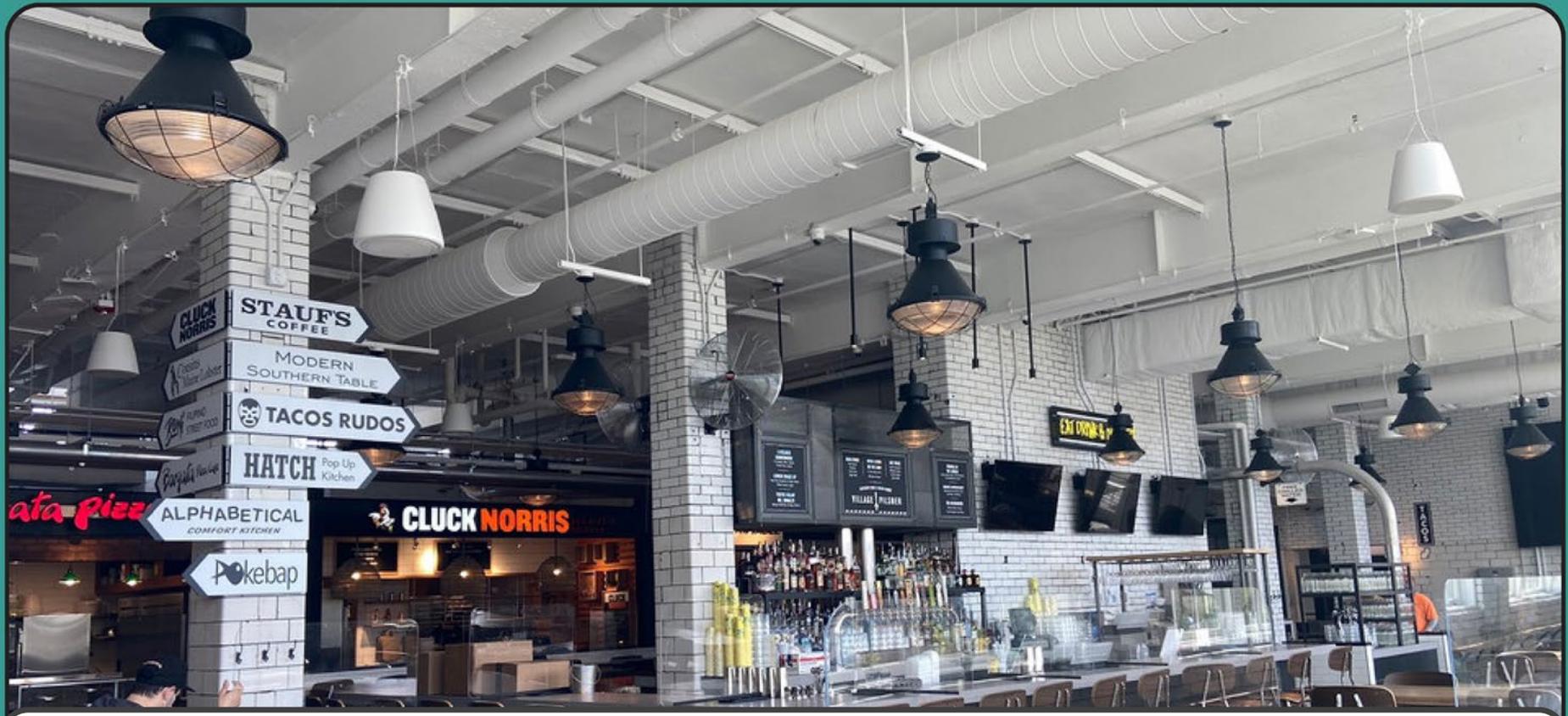
RECREATION & ENTERTAINMENT VENUE

Indoor + Outdoor...

- Pickleball, cornhole, bocce ball, shuffleboard, etc.
- Yard Games
- Restaurant + Full-service Bar

Water + Trail Connectivity

- Bike, kayak, paddleboard rentals
- Community programming



FOOD HALL - INCUBATOR MODEL



OPPORTUNITY ARC

- 87% of NC visitors want food + drink experiences
- Talent pipeline from WCC Culinary Arts Program to build off of
- Keep our folks here to work, live, and play
- Strong agricultural base for farm-to-table, agritourism growth
- Current gaps in cuisine diversity, dining experiences, and food commissaries/commercial kitchens for rent (Food Truck support).



FOOD HALL - INCUBATOR MODEL

WILKES
COMMUNITY COLLEGE
WILKES • STATE • BRIDGEWAY

CULINARY
ARTS

- **Business Model:** Vibrant food hall + restaurant incubator
- **Features:** Space for emerging culinary talents to launch businesses
- **Training:** Workshops + hands-on learning
- **Residences:** Keep our talented workforce here!!!

COMPETITIVE LANDSCAPE

Access to Labor

- Pipeline development through Wilkes Community College

Cost Savings

- Partnerships and incentive programs

Logistical Advantages

- Transportation infrastructure (rail, highway, river, air)
- Tannery Site offers increased Direct-to-Consumer opportunities

THERE'S \$\$ IN THIS REDEVELOPMENT

Types of Programming

Federal Grants

Environmental Impact

State and Local Programs

Distressed Location

Private Funding

Connectivity to Local, State, Regional
Priorities

Philanthropic + Nonprofit Support

Social, Environmental, and Economic
Impact

Incentives for Green Building +
Sustainable Development

WHERE WE ARE, WHERE WE'RE GOING....

- **Site Control** / Ownership Scenarios
- Neighborhood Revitalization Plan (New TAB provider NJIT)
- **Brownfield Cleanup – In que to apply for EPA's Clean Up Grant November 14th & Brownfield Agreement with NCDEQ**
- Designate partnerships to make this happen
- Program Design and Tenant Recruitment
- Outline of phased approach to development, from site preparation to full build-out

ACTION ITEMS

- Secure Site Control
- Leverage Land Design work on Downtown Master Plan + River District Plan
- Apply for EPA Grant-NEED FEEDBACK!!!!
- Pursue Neighborhood Revitalization Plan (soon!)



YOU'RE INVITED TO A COMMUNITY INPUT MEETING!

We need your input as we apply for the EPA's Clean Up Grant!

SMOOT TANNERY BROWNFIELD



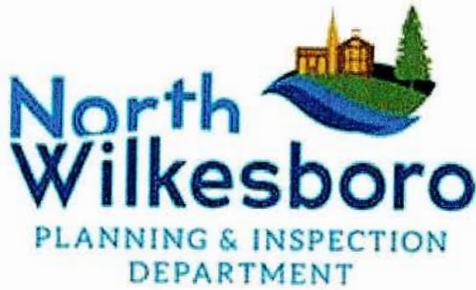
OCTOBER 29, 2024 AT 5:30 PM
COMMISSIONERS BOARD ROOM
212 9TH STREET
NORTH WILKESBORO

Complete our survey!



Light refreshments will be provided. Questions prior to event please call 336-667-7129.

Attachment G - Public Comment Meeting Sign in Sheets



Planning & Inspections
832 Main Street | PO Box 218
North Wilkesboro, NC 28659
Phone: (336) 667-7129 ext. 3011
Email: planning@northwilkesboronc.gov

SIGN IN SHEET

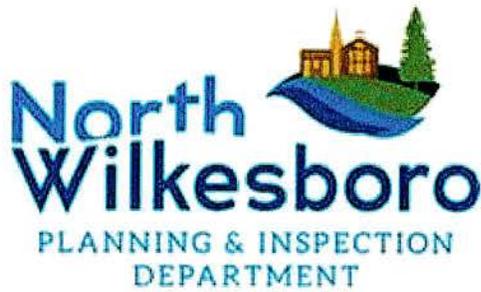
Name: ANDY STANCIL

Email: astancil@wilkes.nc

Would you like to be included on future emails about the Jenkins/Smoot Tannery Project?

YES NO

Leave additional comments below on what you would like to see the property redeveloped as:



Planning & Inspections
832 Main Street | PO Box 218
North Wilkesboro, NC 28659
Phone: (336) 667-7129 ext. 3011
Email: planning@northwilkesboronc.gov

SIGN IN SHEET

Name: DARWIN NICHOLS

Email: J.DARWINNICHOLS@AOL.COM

Would you like to be included on future emails about the Jenkins/Smoot Tannery Project?

YES

NO

Leave additional comments below on what you would like to see the property redeveloped as:



Planning & Inspections
832 Main Street | PO Box 218
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Phone: (336) 667-7129 ext. 3011
Email: planning@northwilkesboronc.gov

SIGN IN SHEET

Name: Taylor Berry

Email: downtown@northwilkesboro.nc.gov

Would you like to be included on future emails about the Jenkins/Smoot Tannery Project?

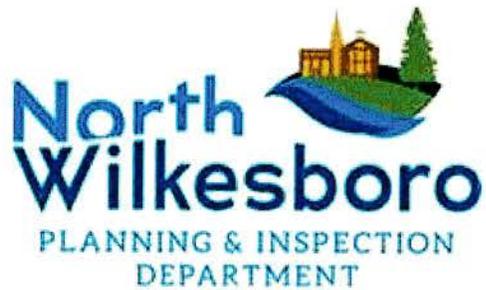
YES NO

Leave additional comments below on what you would like to see the property redeveloped as:

FOOD!

Multuse space that compliments natural

assets + downtown.



Planning & Inspections
832 Main Street | PO Box 218
North Wilkesboro, NC 28659
Phone: (336) 667-7129 ext. 3011
Email: planning@northwilkesboronc.gov

SIGN IN SHEET

Name: BROOKE HORN

Email: BROOKEHORN@GMAIL.COM

Would you like to be included on future emails about the Jenkins/Smoot Tannery Project?

YES NO

Leave additional comments below on what you would like to see the property redeveloped as:



Planning & Inspections
832 Main Street | PO Box 218
North Wilkesboro, NC 28659
Phone: (336) 667-7129 ext. 3011
Email: planning@northwilkesboronc.gov

SIGN IN SHEET

Name: Greta Fungus

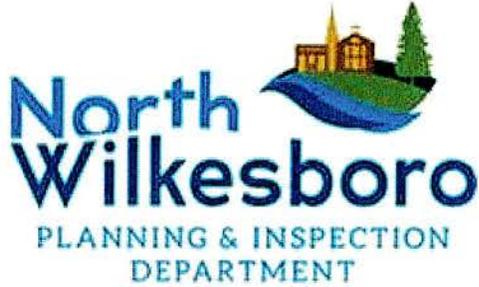
Email: greta@nchousingauthority.com

Would you like to be included on future emails about the Jenkins/Smoot Tannery Project?

YES

NO

Leave additional comments below on what you would like to see the property redeveloped as:



Planning & Inspections
832 Main Street | PO Box 218
North Wilkesboro, NC 28659
Phone: (336) 667-7129 ext. 3011
Email: planning@northwilkesboronc.gov

SIGN IN SHEET

Name: Rob Hory

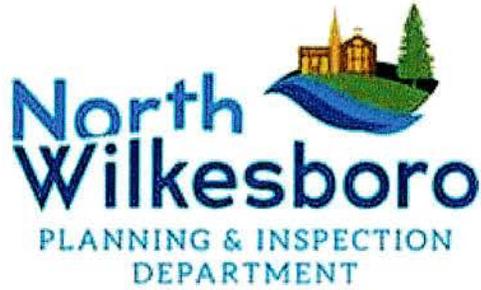
Email: RobHory2143@GMAIL.COM

Would you like to be included on future emails about the Jenkins/Smoot Tannery Project?

YES NO

Leave additional comments below on what you would like to see the property redeveloped as:

RECREATION ENTERTAINMENT VENUE.



Planning & Inspections
832 Main Street | PO Box 218
North Wilkesboro, NC 28659
Phone: (336) 667-7129 ext. 3011
Email: planning@northwilkesboronc.gov

SIGN IN SHEET

Name: Thomas Salley

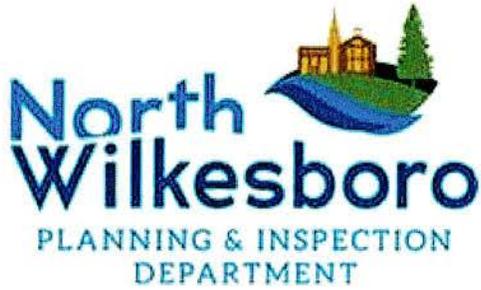
Email: tsalley@wilkesboronc.org

Would you like to be included on future emails about the Jenkins/Smoot Tannery Project?

YES

NO

Leave additional comments below on what you would like to see the property redeveloped as:



Planning & Inspections
832 Main Street | PO Box 218
North Wilkesboro, NC 28659
Phone: (336) 667-7129 ext. 3011
Email: planning@northwilkesboronc.gov

SIGN IN SHEET

Name: John Harwell

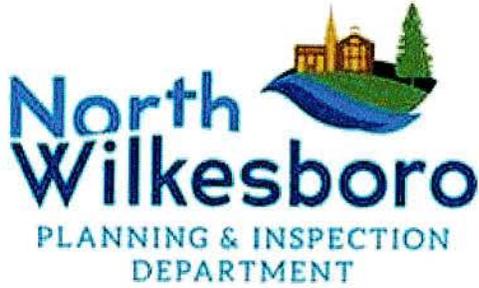
Email: JM. Harwell @ yahoo. com

Would you like to be included on future emails about the Jenkins/Smoot Tannery Project?

~~YES~~

NO

Leave additional comments below on what you would like to see the property redeveloped as:



Planning & Inspections
832 Main Street | PO Box 218
North Wilkesboro, NC 28659
Phone: (336) 667-7129 ext. 3011
Email: planning@northwilkesboronc.gov

SIGN IN SHEET

Name: Jordan Thompson

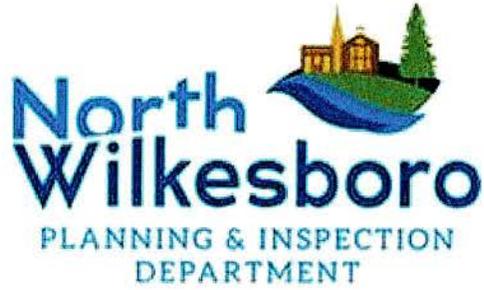
Email: jordan.thompson@dep.nc.gov

Would you like to be included on future emails about the Jenkins/Smoot Tannery Project?

YES NO

Leave additional comments below on what you would like to see the property redeveloped as:

Looks great in here!



Planning & Inspections
832 Main Street | PO Box 218
North Wilkesboro, NC 28659
Phone: (336) 667-7129 ext. 3011
Email: planning@northwilkesboronc.gov

SIGN IN SHEET

Name: SETH CHURCH

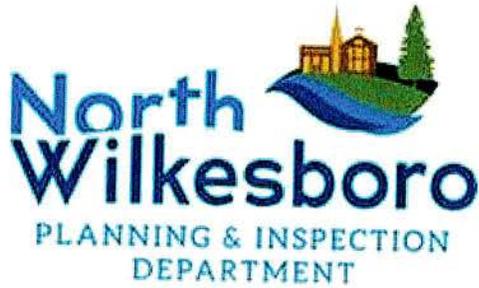
Email: SETHCHURCH@GMAIL

Would you like to be included on future emails about the Jenkins/Smoot Tannery Project?

YES

NO

Leave additional comments below on what you would like to see the property redeveloped as:



Planning & Inspections
832 Main Street | PO Box 218
North Wilkesboro, NC 28659
Phone: (336) 667-7129 ext. 3011
Email: planning@northwilkesboronc.gov

SIGN IN SHEET

Name: Nicole Hurley

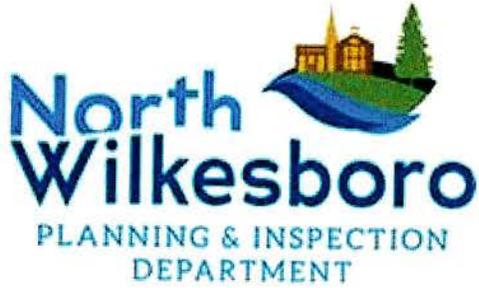
Email: _____

Would you like to be included on future emails about the Jenkins/Smoot Tannery Project?

YES

NO

Leave additional comments below on what you would like to see the property redeveloped as:



Planning & Inspections
832 Main Street | PO Box 218
North Wilkesboro, NC 28659
Phone: (336) 667-7129 ext. 3011
Email: planning@northwilkesboronc.gov

SIGN IN SHEET

Name: KRIS HURLEY

Email: _____

Would you like to be included on future emails about the Jenkins/Smoot Tannery Project?

YES

NO

Leave additional comments below on what you would like to see the property redeveloped as:



Planning & Inspections
832 Main Street | PO Box 218
North Wilkesboro, NC 28659
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Email: planning@northwilkesboronc.gov

SIGN IN SHEET

Name: Row Myers

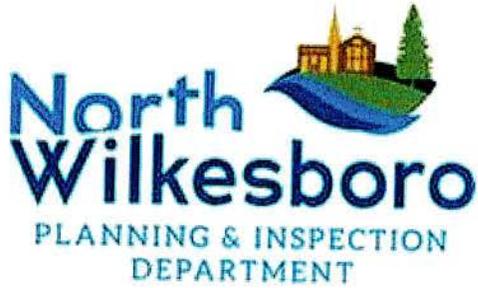
Email: _____

Would you like to be included on future emails about the Jenkins/Smoot Tannery Project?

YES

NO

Leave additional comments below on what you would like to see the property redeveloped as:



Planning & Inspections
832 Main Street | PO Box 218
North Wilkesboro, NC 28659
Phone: (336) 667-7129 ext. 3011
Email: planning@northwilkesboronc.gov

SIGN IN SHEET

Name: Tana Myers

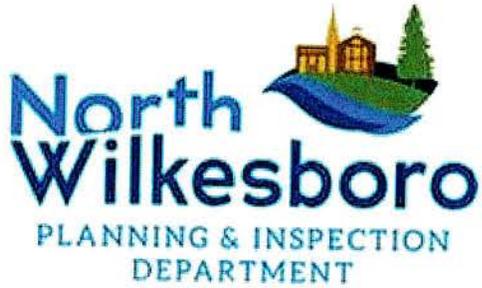
Email: tanamorrow@gmail.com

Would you like to be included on future emails about the Jenkins/Smoot Tannery Project?

YES

NO

Leave additional comments below on what you would like to see the property redeveloped as:



Planning & Inspections
832 Main Street | PO Box 218
North Wilkesboro, NC 28659
Phone: (336) 667-7129 ext. 3011
Email: planning@northwilkesboronc.gov

SIGN IN SHEET

Name: Alex Blair

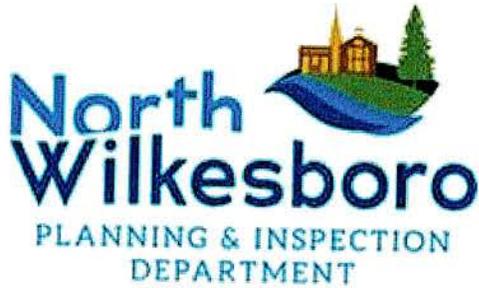
Email: Alex.Blair@Allentate.com

Would you like to be included on future emails about the Jenkins/Smoot Tannery Project?

YES NO

Leave additional comments below on what you would like to see the property redeveloped as:

Housing Housing Housing



Planning & Inspections
832 Main Street | PO Box 218
North Wilkesboro, NC 28659
Phone: (336) 667-7129 ext. 3011
Email: planning@northwilkesboronc.gov

SIGN IN SHEET

Name: Kayla McCoy

Email: kmccoy.wilkes@gmail.com

Would you like to be included on future emails about the Jenkins/Smoot Tannery Project?

YES

NO

Leave additional comments below on what you would like to see the property redeveloped as:



Planning & Inspections
832 Main Street | PO Box 218
North Wilkesboro, NC 28659
Phone: (336) 667-7129 ext. 3011
Email: planning@northwilkesboronc.gov

SIGN IN SHEET

Name: RG Asher

Email: rgreenway@pcahome.net

Would you like to be included on future emails about the Jenkins/Smoot Tannery Project?

YES

NO

Leave additional comments below on what you would like to see the property redeveloped as:



Planning & Inspections
832 Main Street | PO Box 218
North Wilkesboro, NC 28659
Phone: (336) 667-7129 ext. 3011
Email: planning@northwilkesboronc.gov

SIGN IN SHEET

Name: Laura Gentry

Email: lauragentry.mswo@gmail

Would you like to be included on future emails about the Jenkins/Smoot Tannery Project?

YES

NO

Leave additional comments below on what you would like to see the property redeveloped as:



Planning & Inspections
832 Main Street | PO Box 218
North Wilkesboro, NC 28659
Phone: (336) 667-7129 ext. 3011
Email: planning@northwilkesboronc.gov

SIGN IN SHEET

Name: Donna Goforth

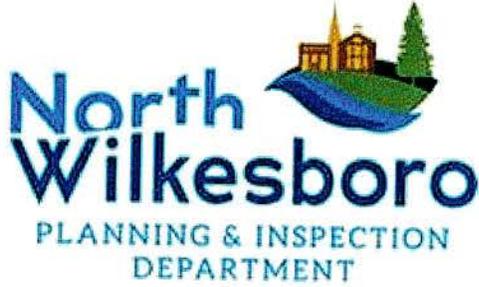
Email: gaickframe@wilkes.net

Would you like to be included on future emails about the Jenkins/Smoot Tannery Project?

YES

NO

Leave additional comments below on what you would like to see the property redeveloped as:



Planning & Inspections
832 Main Street | PO Box 218
North Wilkesboro, NC 28659
Phone: (336) 667-7129 ext. 3011
Email: planning@northwilkesboronc.gov

SIGN IN SHEET

Name: ANDREW PALMER

Email: andrewpalmer@live.com

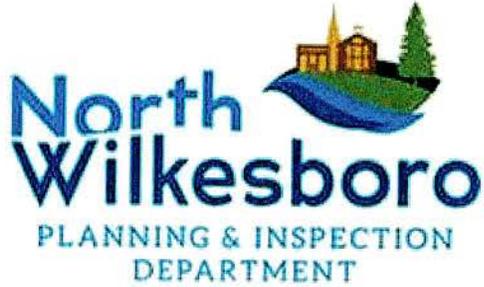
Would you like to be included on future emails about the Jenkins/Smoot Tannery Project?

YES

NO

Leave additional comments below on what you would like to see the property redeveloped as:

BOWLING ALLEY
SHOPPING MALL
TARGET
SKATING RINK



Planning & Inspections
832 Main Street | PO Box 218
North Wilkesboro, NC 28659
Phone: (336) 667-7129 ext. 3011
Email: planning@northwilkesboronc.gov

SIGN IN SHEET

Name: Martha Nichols

Email: bobgoat33@gmail

Would you like to be included on future emails about the Jenkins/Smoot Tannery Project?

YES

NO

Leave additional comments below on what you would like to see the property redeveloped as:

Have tannery info
