Waste Management
ENVIRONMENTAL QUALITY

PAT MCCRORY
Governor

DONALD R. VAN DER VAART
Secretary

MICHAEL SCOTT
Director

August 22, 2016

Sent Via Email and USPS

Mr. Steven Myers
Mohican Mills, Inc.
P.O. Box 190
Lincolnton, North Carolina 28092

Subject: Response to Ready for Reuse Application
Travis Knits Site
1515 West Academy Street
Cherryville, Gaston County
Brownfields Project Number 20051-16-036

Dear Mr. Myers,

The North Carolina Department of Environmental Quality (DEQ) has received and reviewed your June 29, 2016 Brownfields Property Application (BPA) as an applicant to the North Carolina Brownfields Program (NCBP) seeking the development of a brownfields agreement regarding the subject site under the NCBP Ready-for-Reuse track. The NCBP requested a letter of support for the application, which was subsequently received on August 5, 2016 from the Gaston County Economic Development Commission. We understand that intended reuse of the property is anticipated to be retail, commercial, warehousing, office, or industrial purposes.

Upon review of the BPA with respect to the requirements of the Brownfields Property Reuse Act of 1997, DEQ has determined that the subject property is suitable for continued evaluation for a draft Brownfields Agreement (BFA) under the Ready-for-Reuse track. Under this track, you will not be a prospective developer as defined under the Act, but instead will work with DEQ to prepare a draft agreement for a yet unspecified buyer who will ultimately need to qualify as a prospective developer. Nevertheless, as part of this process, you will need to work with DEQ to ensure the draft agreement is prepared in a manner consistent with the Act. Please be aware that as part of this process, depending on site-specific circumstances, you may be required to conduct certain data-gathering, risk assessment, or other response actions at the property in order for the agreement to be completed. Once an agreement is reached, you will need to submit the draft for public comment under the public notification provisions of the Act.

The next step in the BFA process will involve a detailed review of available environmental and other relevant data to determine what is currently known about contamination

at the site, and what, if any, information gaps may exist that may require additional assessment. We are in receipt of the following documents submitted with your BPA:

- Phase I Environmental Site Assessment, prepared by Blue Ridge Environmental Services, dated July 27, 2015
- Phase II Environmental Assessment, prepared by Blue Ridge Environmental Services, dated August 20, 2015
- Subslab/Indoor Air Assessment, prepared by Hart & Hickman, PC, dated December 16, 2015
- Soil and Groundwater Assessment Report, prepared by Hart & Hickman, PC, dated March 15, 2016

If available, historical site information from the files of DEQ's Division of Waste Management will also be utilized during the evaluation process. Please forward any additional information or data you may have or can acquire for our evaluation. This should include reports from other DEQ agencies or regional offices. We will contact you regarding any additional assessment that may be necessary to establish that the property is or can be made suitable for the intended reuse, as required by the Act, Risk management decisions, which ultimately will be memorialized in the final Brownfields Agreement, are made in order to achieve the safe and productive reuse of the property. Because risk management decisions may vary depending on the nature of the redevelopment, it will be important that DEQ review the locations of any future construction at the site when a Prospective Developer is identified.

Please note: continued participation in the Ready-for-Reuse track is contingent upon the on-going cooperation with other agencies within DEQ, including the Inactive Hazardous Sites Branch.

We are excited about the potential for public benefit offered by the reuse of the Travis Knits site, and look forward to working with you to advance this brownfields redevelopment project. If you have questions about this correspondence or require additional information, please feel free to contact the project manager, Joselyn Harriger, by phone at (704) 235-2195, or by e-mail at joselyn.harriger@ncdenr.gov.

Sincerely,

Bruce Nicholson
Brownfields Program Manager

ec: Central Files, DEQ
Michael E. Scott, DEQ
Joselyn Harriger, DEQ
James Sitterly, Mohican Mills, Inc.