



## **ROCK HILL PRINTING & FINISHING COMPANY BROWNFIELDS REVITALIZATION**

Brownfields are real properties, for which the expansion, redevelopment or reuse may be complicated by the presence or potential presence of hazardous substances, pollutants or contaminants. The South Carolina Brownfields Voluntary Cleanup Contracts (VCCs) offered by the South Carolina Department of Health and Environmental Control provide prospective purchasers a mechanism to receive certain liability protections from preexisting environmental conditions in exchange for conducting certain environmental assessment and cleanup activities.

The City of Rock Hill (the City) entered into a VCC on September 21, 2010. Entering the VCC allowed the City to take possession of the Rock Hill Printing and Finishing property (the Property) and prepare it for redevelopment.

The Property, comprising 24 acres, was initially developed in 1926 as the Anderson Motor Car Company. By 1929, Springs Industries established the Rock Hill Printing and Finishing Company which expanded over time and eventually employed nearly 2,000. Production at the Property ceased in 1998. Closure of the plant contributed to the deterioration of the city's urban core, and three fires that occurred on the Property further contributed to the site's impact on the community.



*Before VCC Work*



*Ready for Redevelopment*

The City's vision for the property facilitated through the VCC has led to the successful redevelopment of the property. To assist with the redevelopment the City received loans totaling \$3,000,000 through from the Brownfields Cleanup Revolving Fund which is administered by the Department, two EPA Brownfield Grants, and assistance through EPA's Targeted Brownfields Assessment Program.

All of the environmental assessment and cleanup work has been conducted under Department oversight and in accordance with terms and conditions of the VCC. As parcels have been sold and developed, the obligations and benefits of the VCC inured to the new property owners.