



NORTH CAROLINA  
Environmental Quality

July 8, 2021

ROY COOPER  
Governor

ELIZABETH S. BISER  
Secretary

MICHAEL SCOTT  
Director

**Sent Via Email**

Barry Siegal  
GCWA Partners, LLC  
PO Box 16168  
High Point, NC 27261  
[bscholding@aol.com](mailto:bscholding@aol.com)

Subject: Letter of Eligibility  
Red Rock Trailer Park  
4821, 4815, 4813, 4809 W. Wendover Ave.;  
1118, 1124, 1128, 1132 Guilford College Rd.  
Jamestown, Guilford County  
Brownfields Project Number 25018-21-041

Dear Mr. Siegal:

The North Carolina Department of Environmental Quality (DEQ) has received and reviewed your November 3, 2020 Brownfields Property Application (BPA) and additional information (received June 5, 2021) submitted by Pilot Geological, PLLC on behalf of GCWA Partners, LLC as a Prospective Developer seeking a Brownfields Agreement regarding the Brownfields Property. Upon review of the BPA with respect to the requirements of the Brownfields Property Reuse Act of 1997, DEQ has determined that this project is eligible for entry into the North Carolina Brownfields Program (NCBP) and for continued evaluation for a Brownfields Agreement (BFA).

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

| Report                                | Prepared By               | Date              |
|---------------------------------------|---------------------------|-------------------|
| Phase I Environmental Site Assessment | Pilot Environmental, Inc. | August 24, 2020   |
| Report of Environmental Services      | Pilot Geological, PLLC    | July 30, 2020     |
| Letter to IHSB                        | Pilot Geological, PLLC    | November 19, 2020 |

If available, historical Brownfields Property 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 Brownfields Property is or can be made suitable for the intended reuse, as required by statute.



North Carolina Department of Environmental Quality | Division of Waste Management  
Asheville Regional Office | 2090 U.S. Highway 70 | Swannanoa, North Carolina 28778  
828.296.4500

According to the BPA, the intended redevelopment for the Brownfields Property is for high-density residential and commercial use. Because risk management decisions may vary depending on the nature of the redevelopment, it will be important that DEQ review the locations of the various elements. Please forward any maps or drawings indicating these details, even if they are only preliminary or conceptual.

**Please note:** The site uses in the application have not yet been determined to be suitable. That determination will be made with further analysis of site specific data. Pending execution of a final BFA, NCBP eligibility is provisional. The protections a BFA offers the Prospective Developer are *not in effect*, unless and until, the BFA is executed. If you occupy the Brownfields Property or operate or conduct activities at the Brownfields Property that result in a release of regulated substances before a BFA has been finalized for the Brownfields Property, you may be considered to have caused or contributed to contamination at the Brownfields Property. Because an entity that could be considered to have caused or contributed to contamination at the Brownfields Property cannot be a Prospective Developer under the Act, your eligibility for participation in the NCBP would be placed in jeopardy. Consult closely with your Project Manager regarding any planned site activities prior to agreement finalization. You are cautioned to conduct all such operations and activities at the Brownfields Property with great care not to cause a release of regulated substances at the Brownfields Property that could jeopardize your eligibility for participation in the NCBP.

If a party other than GCWA Partners, LLC will own the Brownfields Property at the conclusion of the brownfields process, the final document (which gets recorded at the register of deeds' office) must be signed not only by Prospective Developer, but by that owner. Failure by the Prospective Developer to ensure, by the time the BFA negotiations are complete, the willingness to sign of any such party, and to provide DEQ the exact name, email address, telephone number, and US mail address of the party (along with the signatory/signatory's title in the case of an entity) will delay, and could prevent, the BFA taking effect.

We are excited about the potential for public benefit offered by the reuse of the Red Rock Trailer Park Property and look forward to working with you to advance this brownfields redevelopment project. The Brownfields Program continues to experience a substantial influx of applications; therefore, at this time your project is being placed in to the Program queue. Our intent is to be able to assign the project in the next 6-8 weeks as capacity allows. If you have any questions or concerns, please feel free to contact the Western District Supervisor, Tracy Wahl, by email at [tracy.wahl@ncdenr.gov](mailto:tracy.wahl@ncdenr.gov).

Sincerely,



Bruce Nicholson  
Brownfields Program Manager

ec: Central Files, DEQ  
Michael Scott, DEQ  
Tracy Wahl, DEQ  
Amanda Williams, BSC Holdings, Inc.  
Jason Ricks, Pilot Geological, PLLC  
George House, Brooks Pierce

