



Repurposing a Ruin

Grant Funding for a Small Town

Washington Mills – Mayodan, North Carolina

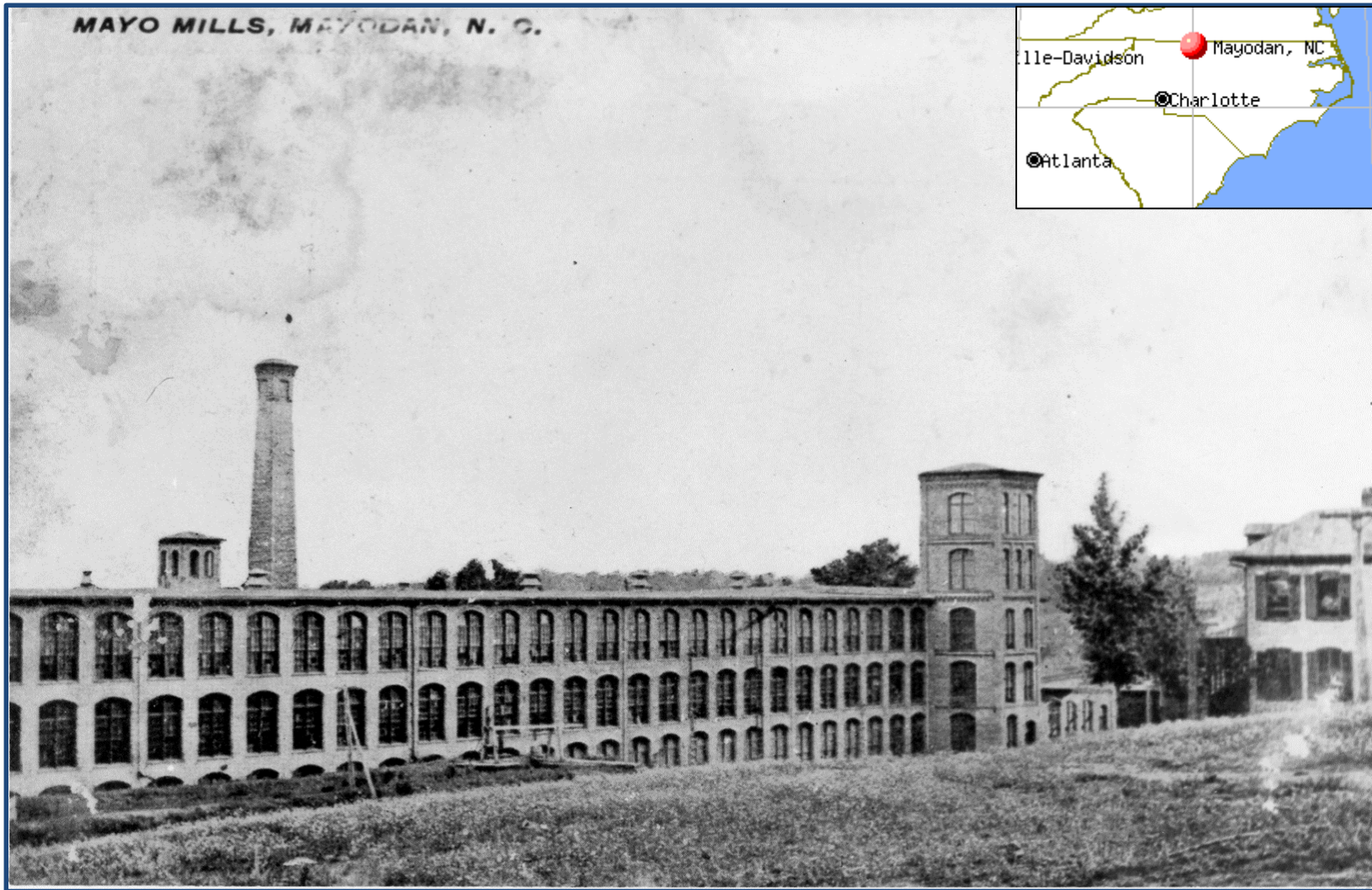
Jordan Thompson, NCDEQ Brownfields Project Manager

October 29, 2019

Department of Environmental Quality



Outline



Washington Mills – 1910's

- History of Textiles in NC
- Story of Washington Mills
- Initial Investment
- Failure & Ruin
- Renewed Interest
- Cleanup Challenges
- Grant Funding
- Current Status



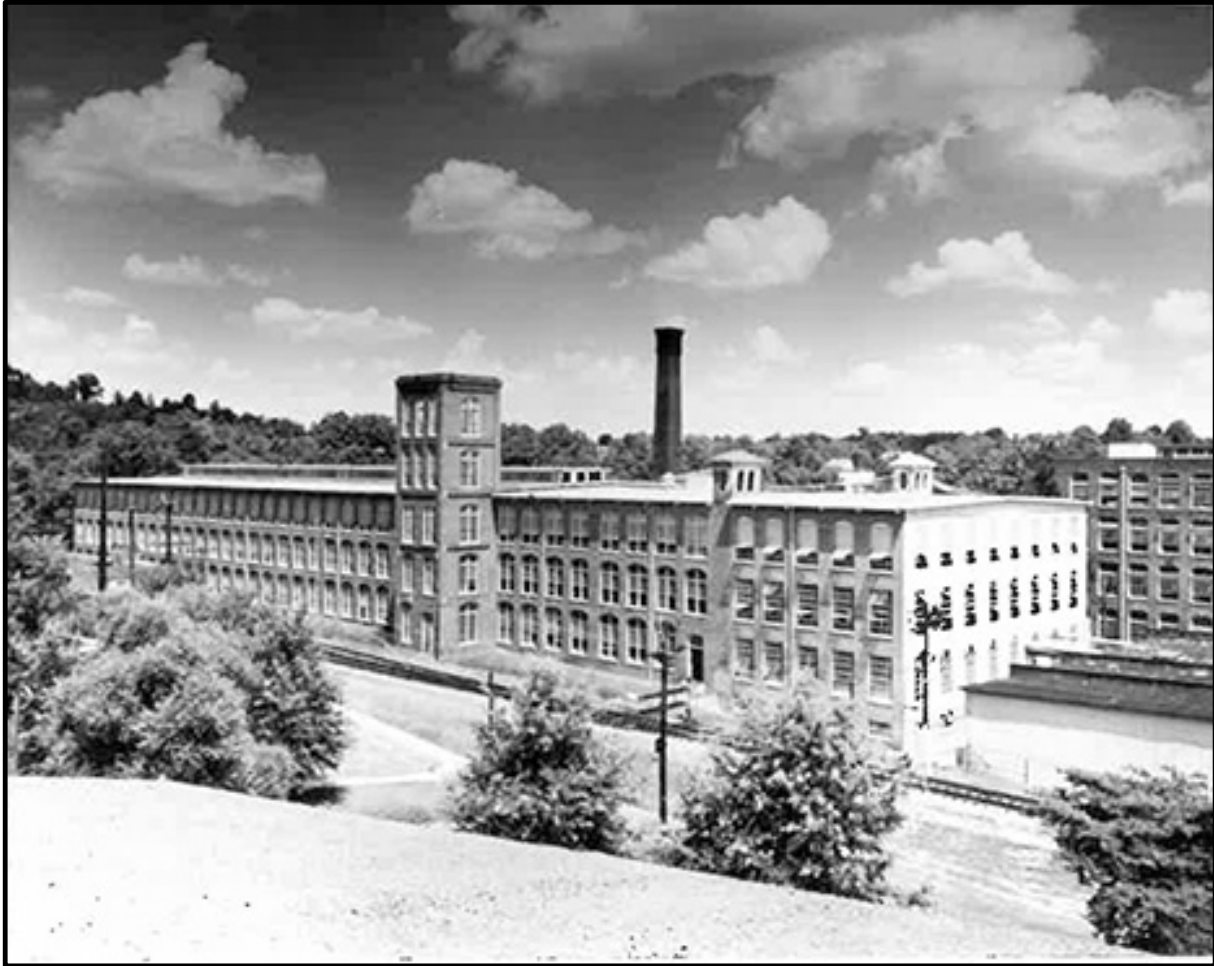
Textiles, a North Carolina Tradition

- The first cotton textile mill was created around 1815 in Lincoln County, North Carolina, spurring the state into an industry historically associated with the northeast
- 1899 Textiles in NC:
 - 177 textile mills;
 - > 30,000 workers;
 - 1.1 million spindles
- 1925:
 - 351 textile mills
- Continued growth until 1970s/1980s



Washington Mills Site Workers – early 1900s

The Rise of Washington Mills and the Town of Mayodan



Washington Mills in the 1950s

- Mayo Mills was built in 1895 on the banks of the Mayo River. Through the years, the mill had many names, but is generally known today as Washington Mills
 - Spinning mill - const. 1895
 - Knitting mill - const. 1911
 - Later warehouses and ancillary buildings were constructed
- The Town of Mayodan was incorporated in 1899 to house mill workers.
- Washington Mills at one time employed apx. 1,500 workers (1950's)

Decline

- Due largely to free trade agreements, textile operations in North Carolina and nationwide, declined rapidly following the 1980s
- Tultex, which had purchased Washington Mills in 1982, declared bankruptcy in 1999
- Formerly the county's oldest mill

https://www.greensboro.com/oldest-textile-mill-in-mayodan-closes-the-announcement-by-tultex/article_8fc12f8d-84c8-55a3-a13c-498fab2f98a0.html

OLDEST TEXTILE MILL IN MAYODAN CLOSES\ THE ANNOUNCEMENT BY TULTEX STAGGERS LAID-OFF WORKERS IN THE CENTURY-OLD MILL TOWN.

BY ERIC HEISLER\AND MICHELLE CATER Staff Writers Dec 3, 1999

Rockingham County was hit again Friday by troubles in the textile industry, this time in Mayodan where fleecewear maker Tultex laid off 150 workers and all but closed a century-old factory that predates the mill town.

It is the sixth major textile or apparel layoff to hit the county in the past two years. Tultex, based in Martinsville, Va., announced Friday it will reorganize after filing for protection under Chapter 11 of the U.S. Bankruptcy Code. The company will focus on the distribution rather than the production of fleece products. That will mean no more yarn making in Mayodan.

Tultex officials are calling it a ``plant closing' although about 20 distribution employees will continue to work there.

New Beginnings

- Following closure, an investment group purchased the Site in 2000
- Registered on the National Register of Historic Places in 2005
- Intended to repurpose the buildings for a Gospel music hall of fame. Sadly, renovation activities never took place



View of the mill property prior to building demolition.



A Change of Plans



Mill during demolition of Site buildings.

- New site developer purchased in 2012 and demolished approximately 95% of the buildings
- Planned to sell the historic building materials
- Materials were generally segregated by type
 - historic brick
 - wood floors
 - non-usable Non-ACM product
 - ACM materials
- Some usable material was taken off-site, but the majority of the building debris was piled up on-site



Failure and Ruin

- New owner failed to maintain erosion control standards and was assessed a fee through DEQ
- County taxes were also delinquent
- After salvaging much of the profitable materials, the property was abandoned by the owner
- The majority of the debris piles left in place following abandonment
- Environmental contamination found on the Site, extent unknown



Aerial view of Washington Mills, 2016



Where the Town of Mayodan Fits In



- Town of Mayodan negotiated a Quit Claim Deed by agreeing to settle liens against the property on December 31, 2016
- Sought to improve the general appearance of a main entrance to the town
- Potential revenue source and attraction for the community
- Applied for and accepted into the Brownfields Program – Contaminant Mitigation and Liability Protection



Great Vision, Few Funds



Building debris across Washington Mills in 2018

- Town leaders desired to repurpose the property for Eco-Tourism; specifically a multi-use recreational park
- However, cleanup funds were not readily available to a town of ~2,400
- Cost of clean-up estimated at \$500,000 - \$1 million, depending on contamination found and the planned use of the Site
- Out of need and a desire to improve the site, town managers became resourceful



Eco-Tourism Perks



Mayo River adjacent to the Washington Mills site with view of the bridge entrance to the Town of Mayodan

- Generally level
- Approximately 1,700 linear feet of access to the Mayo River
- Located at the entrance to Mayodan
- Immediately adjacent access to the Madison-Mayodan Recreation Center
- Near Mayo State Park - plans include a connected walking and river trail to the state park

Transformation Goals



WASHINGTON MILLS PARK

TOWN OF MAYODAN
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CONCEPTUAL MASTER PLAN
MAYODAN, N.C.

DEC 17, 2018



Planned Material Reuse



Remaining Site Structure - 2019

Department of Environmental Quality

- Recovered wood used in town projects
- Bricks for memorabilia
- Potential reuse of single remaining structure- uses could include a historical museum, restaurant, or farmers market
- Crushed concrete for parking areas



County Landfill Assistance

- Rockingham County Commissioners approved a reduced rate for the landfill to accept non-hazardous rubbish
- Materials taken to the landfill included:
 - wood
 - concrete
 - metal debris



Demolition debris removal in March 2018

Technical Assistance Grant

- EPA grant for communities to hire technical advisors
- TAG grant issued by EPA in 2019
- Funds to go toward payment of master plan design.
- Significant town input into the master plan design
- Master Plan crafted by Foothills Design





WASHINGTON MILLS PARK

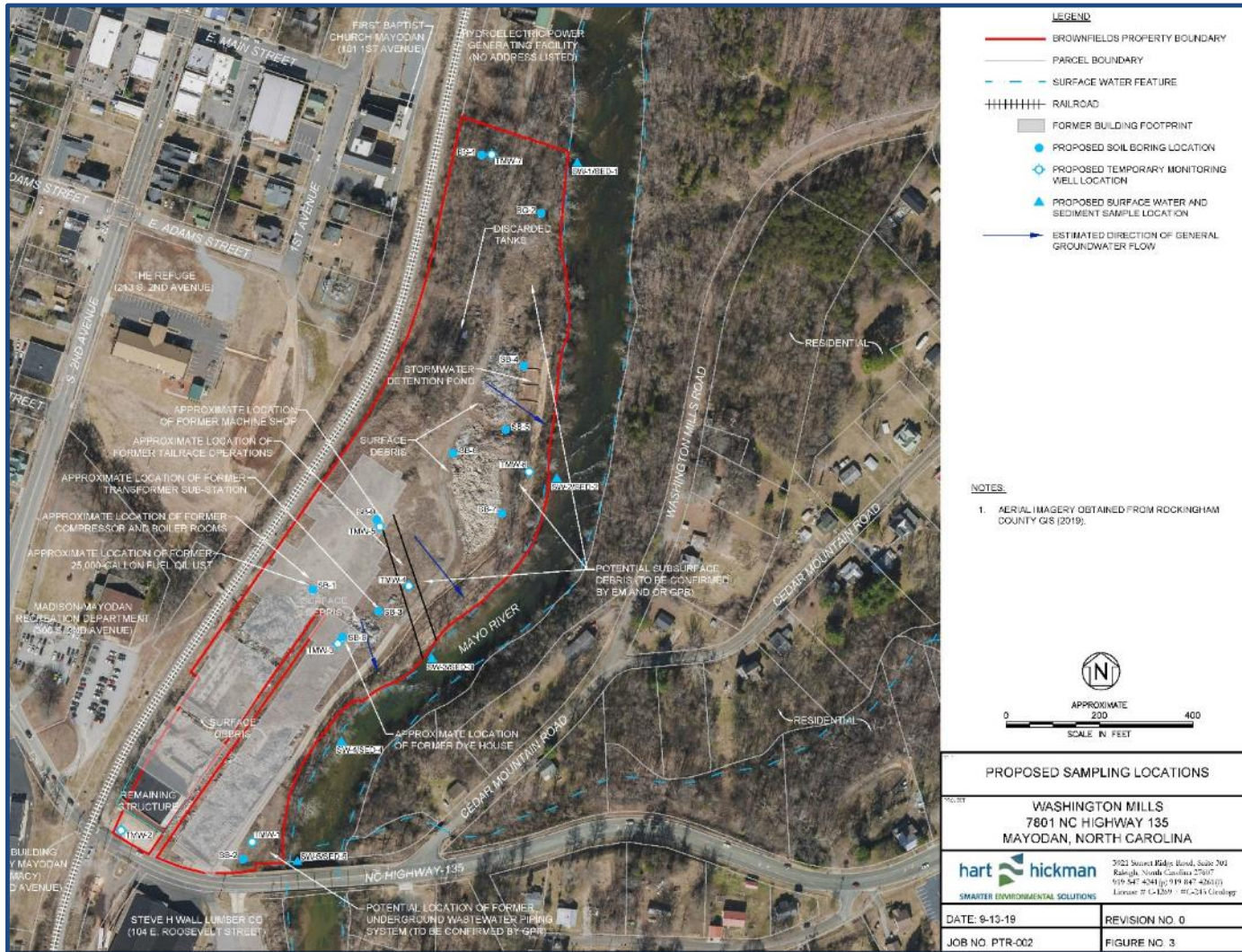
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Other Grants



- Duke Energy – Master Plan
- Riverbank Fund – Property Purchase
- EPA Assessment Grant (PTRC) – Environmental Assessment
- Phase II assessment is currently underway





September 2015





September 2019

Remaining Challenges/Takeaways

- Still seeking sources for removal of ACM – EPA Cleanup Grant?
 - Funds to construct the park – less of a challenge
 - Potential for Parks and Recreation Trust Fund Grant
 - Mitigating environmental impacts (i.e. Vapor Intrusion Concerns and shallow soil impacts)
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- General vision and dedication is key, the details will fall into place
 - Partnering with state and local resources early can lead to greater revenue sources
 - Small funding sources add up!

