

**SUMMARY OF NOTICE OF  
INTENT TO REDEVELOP A BROWNFIELDS PROPERTY**  
**Brownfields Property Name: Osage Cotton Mill**  
**Brownfields Project Number: 26017-22-036**

Pursuant to the North Carolina Brownfields Property Reuse Act (the “Act”) authorized by North Carolina General Statutes (NCGS) § 130A-310.30 through 130A-310.40, and specifically pursuant to NCGS § 130A-310.34, Osage Mill Apartments LLC, as Prospective Developer, has filed with the North Carolina Department of Environmental Quality (“DEQ”) a Notice of Intent to Redevelop a Brownfields Property (“Brownfields Property”) located at 115 East Alabama Avenue, Bessemer City, Gaston County, North Carolina. The Brownfields Property, which is the former site of the textile mill known as Osage Cotton Mill consists of 6.585 acres. Environmental contamination exists on the Brownfields Property in soil, groundwater, and sub-slab vapor. Osage Mill Apartments LLC has committed itself to redevelop the Brownfields Property for no uses other than high-density residential, amenity space, recreational, office, parking, retail, and with prior written DEQ approval, other commercial uses. The Notice of Intent to Redevelop a Brownfields Property includes: (1) a proposed Brownfields Agreement between DEQ and Osage Mill Apartments LLC, which in turn includes (a) a map showing the location of the Property, (b) a description of the contaminants involved and their concentrations in the media of the Property, (c) the above-stated description of the intended future use of the Brownfields Property, and (d) proposed investigation and remediation; and (2) a proposed Notice of Brownfields Property prepared in accordance with NCGS § 130A-310.35.

The full Notice of Intent to Redevelop a Brownfields Property may be reviewed at the Bessemer City Library located at 207 North 12<sup>th</sup> Street, Bessemer City, NC 28016 by contacting Sandra Love Corum, Branch Manager, Gaston County Public Library Builders & Creators @ Bessemer City at 704-729-6226; [sandra.corum@gastongov.com](mailto:sandra.corum@gastongov.com); or at the offices of the N.C. Brownfields Redevelopment Section, 217 West Jones Street, Raleigh, NC or by contacting Shirley Liggins at that address, at [shirley.liggins@deq.nc.gov](mailto:shirley.liggins@deq.nc.gov), or at (919) 707-8383. The full Notice of Intent to Redevelop a Brownfields Property may be reviewed online at the DEQ public record database, Laserfiche, by entering the project number 26017-22-036 into the search bar at the following web address:

<https://edocs.deq.nc.gov/WasteManagement/>

The Act requires a public comment period of at least 30 days. The first day of public comment is defined as the day after which all of the following public notice tasks have occurred: the date this Notice is: (1) published in a newspaper of general circulation serving the area in which the Brownfields Property is located; (2) conspicuously posted at the Brownfields Property; and (3) mailed or delivered to each owner of property contiguous to the Brownfields Property. Written public comments may be submitted to DEQ within 30 days after the public comment period begins. Written requests for a public meeting may be submitted to DEQ within 21 days after the public comment period begins. These periods will start no sooner than **November 8, 2024**, and will end no later of: 1) 30 and 21 days, respectively, after that; or 2) 30 and 21 days, respectively, after completion of the latest of the three (3) above-referenced tasks, if such completion occurs later than the date stated herein. All public comments and public meeting requests should be addressed as follows:

Bruce Nicholson, Chief  
Brownfields Redevelopment Section  
Division of Waste Management  
NC Department of Environmental Quality  
1646 Mail Service Center  
Raleigh, North Carolina 27699-1646