NARRATIVE INFORMATION SHEET – BOROUGH OF AMBRIDGE, BEAVER COUNTY, PA

1. Applicant Identification

Borough of Ambridge
Ambridge Borough Building Complex
600 Eleventh Street
Ambridge, Pa 15003

2. Funding Requested

a. Assessment Grant Type – The Borough of Ambridge is requesting a Community Wide Assessment Grant
b. Federal Funds Requested
   i. The Borough of Ambridge is requesting a Grant in the amount of $ 500,000.
   ii. The Borough of Ambridge is not requesting a site-specific grant.

3. Location

Borough of Ambridge, County of Beaver, Pennsylvania

4. Target Areas and Priority Site/Property Information

   o List of Target Areas:
     o American Bridge Company Target Area – Target area encompasses an area in the Borough of Ambridge generally delineated by Eighth (8th) Street to the north, 65th Infantry Memorial Highway (State Route 65) to the west, Big Sewickley Creek to the south, and Duss Avenue to the east.
     o Sukup Steel Structures Target Area – Target area encompasses an area in the Borough of Ambridge generally delineated by Nineteenth (19th) Street to the north, 65th Infantry Memorial Highway (State Route 65) to the west, Eighth (8th) Street to the south, and Duss Avenue to the east.
     o Coal Ash Landfill Target Area – Target area encompasses an area in the Borough of Ambridge generally delineated by Breitenstein Road to the north, Ridge Road to the west, Hazel Avenue/Nineteenth (19th) Street to the south, and Beaver Road to the east.

   o Census Tracts Within Each Target Area:
     ▪ Target Area 1 – Census Tract 6041
     ▪ Target Area 2 – Census Tract 6042
     ▪ Target Area 3 – Census Tract 6040

   o Address of Priority Sites:
     o American Bridge Company Target Area
       ▪ Former American Bridge Headquarters/Lab Site – 3 acres
         341 Park Road, Ambridge, PA 15003
5. **Contacts**
   a. Project Director –
      
      **Name:** Mario Leone, Jr., Borough Manager  
      **Phone #:** 724.266.4070  
      **Email:** [manager@ambridgeboro.org](mailto:manager@ambridgeboro.org)  
      **Mailing Address:**  
      Ambridge Borough Building Complex  
      600 Eleventh Street  
      Ambridge, PA 15003
b. Chief Executive/Highest Ranking Elected Officials –
   Name: David Drewnowski, Mayor
   Michael A. Mikulich, President of Council
   Phone#: 724.266.4070
   Email: info@ambridgeboro.org
   Mailing Address:
   Ambridge Borough Building Complex
   600 Eleventh Street
   Ambridge, PA 15003

6. Population
   • According to the Decennial U. S. Census, the population of the Borough of Ambridge is 6,972.

7. Other Factors

<table>
<thead>
<tr>
<th>Factor</th>
<th>Page #</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community Population is 10,000 or less.</td>
<td>1,5</td>
</tr>
<tr>
<td>The applicant is, or will assist, a federally recognized Indian tribe or U.S Territory.</td>
<td></td>
</tr>
<tr>
<td>The priority site(s) is impacted by mine-scarred land.</td>
<td></td>
</tr>
<tr>
<td>The priority site(s) is adjacent to a body of water (i.e. the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).</td>
<td>1,2,4</td>
</tr>
<tr>
<td>The priority site(s) is in a federally designated flood plain.</td>
<td>2</td>
</tr>
<tr>
<td>The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.</td>
<td></td>
</tr>
<tr>
<td>The reuse of the priority site(s) will incorporate energy efficiency measures.</td>
<td></td>
</tr>
<tr>
<td>30% or more of the overall budget will be spent on eligible reuse/area-wide planning activities, as described in Section I.A., for priority site(s) within the target area.</td>
<td>3,9</td>
</tr>
<tr>
<td>The target area(s) is located within a community in which a coal-fired power plant has recently closed (2011 or later) or is closing.</td>
<td></td>
</tr>
</tbody>
</table>

8. Letter from the State Environmental Authority - A letter from the Pennsylvania Department of Environmental Protection (PA DEP) signed by Michael Maddigan, Land Recycling Program Manager in the PA DEP’s Bureau of Environmental Cleanup and Brownfields dated November, 17 2021 is attached.

9. Releasing Copies of the Application - N/A - The Borough of Ambridge is not claiming any part of this application as confidential, privileged, or sensitive information.
November 17, 2021

Mario N. Leon, Borough Manager
Borough of Ambridge
600 Eleventh Street
Ambridge, PA 15003

RE: U.S. EPA Brownfields Grant Proposal | State Letter of Acknowledgement
   Borough of Ambridge
   Beaver County, Pennsylvania

Dear Mr. Leon:

The Pennsylvania Department of Environmental Protection is pleased to support your efforts to redevelop brownfield properties in your community. Returning environmentally challenged and underutilized land and buildings to productive use improves our environment, safeguards our residents, and helps boost Pennsylvania’s economy.

The DEP supports the Borough of Ambridge’s application for a US EPA Brownfields Community Wide Assessment Grant in the amount of $500,000 to conduct environmental assessments, public outreach and reuse planning on numerous brownfields sites to facilitate revitalization and redevelopment. The Borough’s efforts to examine the redevelopment potential of aggregated, underutilized sites to create renewed neighborhoods and business districts in Pennsylvania is a worthwhile endeavor.

Both Central Office and Regional Office Staff in the Land Recycling Program look forward to supporting the Borough of Ambridge and U.S. EPA Region 3 on this project.

If you have any questions, please contact John Gross by email at johngross@pa.gov or by telephone at 717-783-7502.

Sincerely,

Michael Maddigan
Land Recycling Program Manager
Bureau Environmental Cleanup and Brownfields
1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION
1.a. Target Area and Brownfields
1.a.i Background and Description of Target Areas

The Borough of Ambridge, Beaver County, Pennsylvania (Ambridge) is located on the eastern bank of the Ohio River approximately 16 miles to the north of the City of Pittsburgh. Ambridge was incorporated in 1905 and derived its identity from a conjunction of the American Bridge Company name. The American Bridge Company was formed when J.P. Morgan organized a merger of nearly thirty steel companies in 1900. The American Bridge Company built the world’s largest steel fabricating and manufacturing facility in Ambridge in 1903 on land acquired from the Harmonist Society, a Christian communal society that settled the area in the early 1800s but had declined to very few members and was dissolved. In 1903, the American Bridge Company built the world’s largest fabricating and manufacturing facility in Ambridge. Other industries attracted to the area included locomotive manufacturing, steel tubing fabrication, electrical products, and building materials. In 1905, Ambridge became the world headquarters of American Bridge Company. The American Bridge Company went on to build many bridges and buildings including such notables as the Oakland Bay Bridge, the Verrazano Narrows Bridge, the Empire State Building, the Chrysler Building, NASA’s Vehicle Assembly Building, the Louisiana Superdome, and the Gateway Arch in St. Louis. In the decades after the war ended, the American Bridge Company failed to reinvest in modernization and maintenance, and by the 1970s the Ambridge plant was antiquated and uncompetitive. In 1983, the Company permanently closed its headquarters and manufacturing facilities in Ambridge. Other related steelmaking, fabrication, transportation, and disposal companies in Ambridge also ceased operations. Unemployment, loss of residents, loss of revenue, and loss of community stability were the inevitable results. The deindustrialization also decreased employment in the secondary sectors of the local retail and service economy until Ambridge was declared financially distressed under Pennsylvania’s Act 47 in April 1990. As of the 2020 Decennial Census, the population of Ambridge is 6,972, which represents a loss of approximately 40% since 1970. The visual impacts of the new brownfield sites on local morale were palpable, but the potential impacts of these sites on the health and welfare of nearby residents was a worrying unknown. The former American Bridge factory is a massive presence directly on the Ohio River. This heavy industrial area has successfully been repurposed into the Port Ambridge Industrial Park and home to multiple industrial tenants. The success of this private revitalization contributed greatly to Ambridge emerging from State financial controls in 1993 but has not incentivized reuse of the numerous brownfields in the heart of Ambridge. Three distinct brownfield target areas where assessment work and reuse planning will be conducted under the proposed grant have been established. The American Bridge Target Area encompasses a neighborhood in Ambridge generally delineated by Eighth (8th) Street to the north, 65th Infantry Memorial Highway (State Route 65) to the west, Big Sewickley Creek to the south, and Duss Avenue to the east. This target area is in the southernmost portion of the Borough and extends southward from the Big Sewickley Creek along the Ohio River to include a site directly on the Ohio River west of Hussey Copper. This area represents the only prospect in Ambridge to potentially facilitate public access to the riverfront. The Sukup Steel Target Area encompasses an area in Ambridge generally delineated by Nineteenth (19th) Street to the north, 65th Infantry Memorial Highway (State Route 65) to the west, Eighth (8th) Street to the south,
and Duss Avenue to the east. Ambridge has identified seven brownfield sites within this target area including a former gasoline filling station and an abandoned dry-cleaning plant on Merchant Street. The Coal Ash Landfill Target Area encompasses an area in Ambridge generally delineated by Breitenstein Road to the north, Ridge Road to the east, Hazel Avenue/Nineteenth (19th) Street to the south, and Beaver Road to the west. This area includes a large Borough Park, a former coal ash landfill, and a historical municipal dump.

1.a. ii. Description of Priority Brownfield Sites - Within the three target areas, Ambridge has identified eleven key brownfield sites ranging from less than 1 acre in size to approximately 52 acres. Among the brownfield sites in the three target areas are two former gasoline filling stations, two former dry-cleaning plants, several sites that formerly housed industries that supported the American Bridge Company operations, a former coal ash landfill, and a vacant riverfront brownfield that once supported copper smelting operations. Within each targeted area, priority sites have been selected due to their historical use and potential reuse opportunities. The American Bridge Target area is so named because the priority site was once the headquarters location for the American Bridge Company. In addition to company administration, the site once housed engineers, draftsmen, and metallurgical and other testing labs. When American Bridge pulled out of Ambridge in 1983, the large three-story brick office was closed and abandoned. In 2014, the structure, empty for 30 years or so, neglected, vandalized, and deteriorating, was demolished. Concerns related to this site include debris from the demolition comingled in the soils which could include asbestos and lead from building materials, PCBs from light ballasts, and hazardous materials from early 80s-era computers which could include cadmium, lead, mercury, and hexavalent chrome. This Target Area also includes as a priority a 19-acre brownfield directly on the Ohio River at the outfall of Big Sewickley Creek which was part of a copper smelting operation. This site is in the federally designated floodplain and is best suited to recreational reuse. The Sukup Steel site is located at 14th Street and Duss Avenue and extends for three blocks to 11th Street. The site was used for a variety of industrial purposes since the early 1900s, most recently by the Sukup Steel Structures Company for production of steel construction bridges, material handling equipment, conveyors, and support structures. A devastating fire occurred in the 125,000-sf structure in July 2020, and the building was destroyed. The company announced it would permanently furlough 130 employees and the remaining structure was demolished. In March 2020, Cornerstone Building Brands (formerly Centria, Inc), a maker of metal panels, roofing and other accessories permanently closed its 300,000 sf Ambridge Plant eliminating another 100 manufacturing jobs and creating another priority site for Ambridge. The Coal Ash Landfill Target area is designated as such as it is dominated by a 52-acre site that served as a coal ash landfill from the late 1970s until around 1988. Ambridge owns approximately 77 acres adjacent to the coal ash site, the majority of which comprise Walter Panek Park, Ambridge’s largest municipal park. The remaining Borough-owned land at this location is another brownfield property of approximately 27 acres that was once a municipal dump site.

1.b. Revitalization of the Target Area

1.b.i. Reuse Strategy and Alignment with Revitalization Plans - A major focus of this brownfield initiative will be on the development of site-specific reuse strategies for the designated priority brownfield sites, in the context of the development of an area-wide reuse strategy that embraces all three of the targeted areas. Other sites will be targeted for reuse
planning as the process unfolds. The goal for the area-wide planning initiative will be to develop a comprehensive strategy for the remediation and redevelopment of Ambridge, focusing on the target areas burdened with numerous brownfields. The brownfields planning initiative in Ambridge will acknowledge that revitalization of the areas surrounding the priority brownfield sites is as critical to its reuse as assessment, cleanup, and/or redevelopment of any singular brownfield property. The area-wide revitalization strategy will research and evaluate brownfields remediation and reuse potential considering priorities and existing plans, local market, infrastructure, and other conditions, as well as resource availability. Ambridge intends to budget $200,000, or 40% of the requested grant for the development of site-specific plans and the area-wide revitalization strategy. The reuse strategies will be consistent with Ambridge’s Comprehensive Plan, its zoning ordinance, and its demonstrated focus on the history and heritage of the area. Ambridge is unique in having the distinction of hosting two National Register Historic Districts. Old Economy Village, in the northern area of Ambridge, was designated a National Historic Landmark in 1966 and expanded and listed on the National Register of Historic Places in 1985. The “Ambridge Commercial Historic District” which encompasses 112 historic buildings in the commercial core of Ambridge along Merchant Street between 3rd and 8th Streets was listed on the National Register in August 2020. The area-wide strategy will also seek to tie into a previous initiative funded by the U.S. EPA. The Borough of Monaca, Beaver County was the recipient of a Brownfield Area-Wide Planning Pilot grant in 2010. Under that grant, Monaca cooperated with the Ohio River Trail Council in a planning and community revitalization initiative that developed strategies for new or increased access to the Ohio River through trail connections. One of recommendations was a “North Shore Connector Trail” which would link to the main Ohio River Trail on the south shore of the Ohio River via a loop through Ambridge. The viability of linking prioritized brownfields in Ambridge to the trail system will be assessed. The site-specific strategies will focus on the priority sites to identify specific barriers to reuse, including not only environmental factors but also their potential highest and best use in the context of local priorities and market, and national and global conditions which have been dramatically impacted by the ongoing pandemic. The former American Bridge Company headquarters site is a priority for environmental assessment and site-specific reuse planning as it is a level, vacant 3-acre site that represents the only available site in Ambridge that has frontage on busy Route 65. The site is located at the entrance to the Gateway South District at the entrance to Ambridge from Route 65. The permitted reuse of this key site according to the ordinance is commercial. The site will be investigated for potential retail/commercial reuse in line land use priorities established in Ambridge’s zoning ordinance. The Sukup Steel Structures site has been identified as a priority due to its location and a recent major fire that destroyed its industrial structure. The site will be assessed for constituents and possible contamination related to the past industrial uses of the property, and reuse options to be investigated include residential, commercial, and industrial uses. The former H.H. Robertson plant was repurposed into the New Economy Business Park. 90% of its 308,000 sf of space on 18 acres had been occupied by an industrial tenant, Centria, Inc., but after a series of mergers and consolidations, the facility in Ambridge closed in March 2020. That property is currently vacant and it will be assessed and reuse options will be investigated. Potential reuse options have been demonstrated by redevelopment of other brownfields in the vicinity. The other priority sites are the former coal ash landfill and municipal dump located adjacent to the
Narrative – Borough of Ambridge, PA

Borough’s largest park. Both brownfield sites within this target area will be assessed and investigated to determine their potential to accommodate recommendations of the Master Plan for Walter Panek Park.

1.b. ii. Outcomes and Benefits of Reuse Strategy - The proposed brownfield program is anticipated to facilitate social and economic benefits in Ambridge. The potential social benefits of the renewal and reuse of moribund brownfields will include both tangible and intangible gains. Improvement of the quality of life, reduction of the negative social stigma, a decline in fear of health and safety hazards due to environmental deterioration, and restoration of pride of place are among the anticipated social changes. Local property values will increase, new employment opportunities will be available, and new public tax revenue will be generated. The anticipated boost in the local economy will increase reinvestment in existing municipal services and infrastructure. By using the grant to assess and characterize the conditions at brownfield sites adjacent to Walter Panek Park, the feasibility to use these sites to create additional public access to greenspace will be determined. The southernmost parcel in Ambridge, directly on the riverfront at the Big Sewickley Creek outfall, will be assessed to ascertain its environmental condition and its potential to develop beneficial riverfront greenspace and facilitate the only public access to the Ohio River in Ambridge. The proposed project will help the U.S. EPA achieve the goal that 40% of Federal investments flow to disadvantaged communities under Executive Order 14008, Section 223. Ambridge’s status as disadvantaged is evidenced by low household income and pervasive poverty, particularly amongst its minority population, which at over 24% exceeds that of Pennsylvania and the nation, and by pervasive poverty amongst 13.2% of its residents. (See table in Section 2.a.i.)

1.c. Strategy for Leveraging Resources

1.c.i. Resources Needed for Site Reuse - As a public entity, Ambridge is eligible for a wide array of project-specific resources to fulfill resource needs. Ambridge has been consistently successful in leveraging local, state, and federal financial resources to fund and implement a range of programmatic activities. When gaps in resources are identified through the process of assessment, planning, and community outreach, Ambridge will work to devise resource development strategies to fill those gaps using U.S. EPA Assessment Grant funds to leverage other investment. For example, U.S. EPA Assessment Grant funds will be used as the local 25% matching requirement for brownfields assessment funds from Pennsylvania’s Industrial Sites Reuse Program (ISRP) where feasible. The ISRP funds can also be used for environmental remediation and will be pursued when reuse opportunities are identified, and private/public partnerships can be forged. The Commonwealth of Pennsylvania offers resources through its Community Conservation Partnership Program and its Greenways, Trails and Recreation Program that will be sought by Ambridge to augment the use of U.S. EPA funds to assess the recreational and greenspace opportunities at the two dump sites. These same resources can be pursued for the proposed trail loop and the possible reuse of the riverfront industrial property adjacent to the Hussey Copper facility. Ambridge will also reach out to foundations and non-profits where appropriate to leverage the use of U.S. EPA funds to secure targeted grants for specific project needs.

1.c.ii Use of Existing Infrastructure - Ambridge anticipates that implementation of brownfields reuse strategies will exploit existing and underutilized infrastructure systems and provide new revenues for maintaining and expanding them. By returning these facilities to productive use,
Ambridge will reduce development costs and make the area more attractive for private investment. As a component of the site specific and area-wide reuse planning initiatives, assessments of existing infrastructure will be conducted to help determine capacities, deficiencies, and investments necessary to maximize the use of the existing facilities.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a. Community Need

2.a.i The Community’s Need for Funding - Ambridge Borough is not able to draw upon local funds to carry out environmental assessments and/or remediation. As previously discussed, the population in Ambridge has steadily declined to a current low of 6,972. According to U.S. Census data, residents are lower income and living in dated, comparatively lower value housing. A significant percentage of Ambridge residents are living in poverty. As the table below illustrates, Ambridge falls significantly behind Pennsylvania and the nation in the key areas of household income, persons in poverty and the median value of housing. The low median household income and the low housing values limit wage and real estate tax revenues for Ambridge. This limits discretionary resources that may be available to Ambridge for environmental assessments and reuse planning.

<table>
<thead>
<tr>
<th>Jurisdiction</th>
<th>Median HH Income</th>
<th>Minority %</th>
<th>Poverty %</th>
<th>Median Housing Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ambridge</td>
<td>$41,377</td>
<td>24.6%</td>
<td>13.2%</td>
<td>$71,400</td>
</tr>
<tr>
<td>Pennsylvania</td>
<td>$70,117</td>
<td>18.4%</td>
<td>12.0%</td>
<td>$180,200</td>
</tr>
<tr>
<td>United States</td>
<td>$67,521</td>
<td>11.4%</td>
<td></td>
<td>$217,500</td>
</tr>
</tbody>
</table>

Source: Decennial U.S. Census Data.

2.a. ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations - There are several health and welfare issues in Ambridge that disproportionately impact children, pregnant women, minorities, low-income residents, and the elderly in Ambridge. For instance, in its Healthy People 2020 initiative, the Pennsylvania Department of Health found that 29.7% of pregnant mothers in Ambridge did not receive first trimester prenatal care, and that current death rates in Ambridge due to heart disease and cancer are higher than state and national comparisons. The grant funds will help facilitate the reduction of threats to the health of these sensitive populations by conducting detailed risk assessments of constituents identified in Phase II environmental site assessments (ESAs).

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions - The Heritage Valley Health System 2019 Community Health Needs Assessment identified statistical disparities in Ambridge across social, economic, and health factors. The data confirmed that cancer death rates in Ambridge exceed state and national benchmarks, indicating delayed detection and treatment. The assessment confirmed that the death rate is highest among Blacks/African Americans. The assessment found that 10% of adults in Beaver County been diagnosed with asthma and/or COPD, which is consistent with Pennsylvania. However, the assessment found that the death rate of African Americans in Beaver County from Chronic Lower Respiratory Disease (CLRD), which includes asthma, emphysema, and COPD, is 46/100,000 deaths, which greatly exceeds that of Pennsylvania at 34/100,000 deaths and the
Narrative – Borough of Ambridge, PA

Nation at 29.7/100,000 deaths due to CLRD. The grant funds will be used to characterize the possible environmental exposures which contribute to these health disparities, and reuse plans and strategies will be developed to mitigate potential exposures of sensitive populations in proximity to the brownfields.

(3) Promoting Environmental Justice - Ambridge is designated by the Pennsylvania Department of Environmental Protection as an Environmental Justice Area based on poverty and percent of the population that identifies as a non-white minority. According to data derived from the U.S. EPA’s EJSCREEN tool, Ambridge residents are impacted disproportionately by exposure to particulate matter, ozone, and lead compared to State, U.S. EPA Region, and National indices. The percentiles for Ambridge for these indicators range from 82 to 97. Environmental justice disparities will be addressed by determining exposure risks to specific constituents and facilitating non-impactful site reuse.

2.b. Community Engagement

2.b.i., ii Project Involvement and Roles
Examples of organizations, entities, and groups expected to be involved in the program include the following. It is anticipated that outreach efforts will be successful in expanding the list.

<table>
<thead>
<tr>
<th>Name of Organization/Entity/Group</th>
<th>Point of Contact</th>
<th>Specific Involvement in the Project or Assistance Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ambridge Regional Chamber of Commerce</td>
<td>Valerie Pedigo</td>
<td>Help match sites and developers. Involve area businesses and assist in public outreach and communication.</td>
</tr>
<tr>
<td></td>
<td><a href="mailto:director@ambridgeregionalchamber.org">director@ambridgeregionalchamber.org</a></td>
<td></td>
</tr>
<tr>
<td>Ambridge Downtown Development Council</td>
<td>Steve Roberts</td>
<td>Assist reuse planning, market available sites, identify new sites for assessment.</td>
</tr>
<tr>
<td></td>
<td><a href="mailto:SteveRobertsAmbridge@gmail.com">SteveRobertsAmbridge@gmail.com</a></td>
<td>412-867-9311</td>
</tr>
<tr>
<td>Community Heart and Soul</td>
<td><a href="mailto:ambridgeheartandsoul@gmail.com">ambridgeheartandsoul@gmail.com</a></td>
<td>Communication and community involvement.</td>
</tr>
<tr>
<td></td>
<td>No Phone</td>
<td></td>
</tr>
<tr>
<td>Ambridge Historic District Economic Development Corporation</td>
<td>Connie Kovolenko</td>
<td>Assist in the utilization of historic assets for economic development and community revitalization.</td>
</tr>
<tr>
<td></td>
<td>(724) 312-0748.</td>
<td></td>
</tr>
</tbody>
</table>

2.b.iii. Incorporating Community Input
To ensure the community residents and stakeholders have meaningful ownership of the project, and their concerns are fully understood, community outreach activities will be performed throughout each phase of the brownfield project. Community outreach and education activities will be conducted with a focus on strategic redevelopment of brownfield properties and prevention of future brownfields. Ambridge intends to build outreach efforts through a series of interactions with the community. Meetings, seminars, and other exchanges with the community will occur at significant program milestones. A major focus of the brownfield initiative will be on the development of a reuse strategy and plan integrating brownfield redevelopment with community-wide revitalization initiatives, and inclusive community engagement will be crucial to that initiative. Goals will be to increase awareness of the brownfield initiative and its goals; educate the public and other community stakeholders; provide input opportunities at key milestones; and provide the community with opportunities to effect public policy and decision-making.
# 3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

## 3.a. Description of Tasks/Activities and Outputs

<table>
<thead>
<tr>
<th>Task 1: Site Inventory and Prioritization</th>
</tr>
</thead>
<tbody>
<tr>
<td>i. Project Implementation</td>
</tr>
<tr>
<td>▪ Procuring environmental consultant.</td>
</tr>
<tr>
<td>▪ Build on known sites’ inventory and expand as new sites are identified.</td>
</tr>
<tr>
<td>▪ Select sites for assessment activity</td>
</tr>
<tr>
<td>ii. Anticipated Project Schedule: Ongoing throughout the cooperative agreement period.</td>
</tr>
<tr>
<td>iii. Task Lead(s): Ambridge will procure professional services and conduct site prioritization and selection. The selected environmental consultant will assist the Borough once a firm(s) are selected.</td>
</tr>
<tr>
<td>iv. Outputs: The existing inventory of site will be expanded as additional sites area identified. Sites will be prioritized for Phase I and/or Phase II assessment work.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Task 2: Phase I Environmental Site Assessments</th>
</tr>
</thead>
<tbody>
<tr>
<td>i. Project Implementation</td>
</tr>
<tr>
<td>▪ Phase I sites will be derived from the site inventory and any additional sites added during the vetting process.</td>
</tr>
<tr>
<td>▪ Discussions will take place regarding individual sites with a priority based on developer interest, key location, and market interest. Essentially the most developable sites will get priority for assessment work.</td>
</tr>
<tr>
<td>ii. Anticipated Project Schedule: Site prioritization and selection will begin immediately in the first quarter of the cooperative agreement in October 2022 and continue throughout the three-year period.</td>
</tr>
<tr>
<td>iii. Task Lead(s): The assessments lead will be the selected environmental consultant with input from the Borough. Community partners will be solicited for site input.</td>
</tr>
<tr>
<td>iv. Outputs: It is anticipated that there will be a total of 22 Phase I ESAs conducted, with 15 being hazardous sites and 7 petroleum sites.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Task 3: Phase II Environmental Site Assessments</th>
</tr>
</thead>
<tbody>
<tr>
<td>i. Project Implementation</td>
</tr>
<tr>
<td>▪ Sites which had Phase I ESAs that indicate the presence of RECs will be prioritized for Phase II ESAs.</td>
</tr>
<tr>
<td>▪ SAPs will be developed immediately upon site approval for Phase II ESA investigation.</td>
</tr>
<tr>
<td>▪ It is anticipated that all Phase II ESA sites, will be entered into Pennsylvania’s Land Recycling Program to receive liability protection.</td>
</tr>
<tr>
<td>ii. Anticipated Project Schedule: Phase II ESA work will begin after Phase I work is complete for each site that RECs are found to be evident.</td>
</tr>
<tr>
<td>iii. Task Lead(s): The selected environmental consultant(s).</td>
</tr>
<tr>
<td>iv. Outputs: SAPs will be developed for Phase II ESA sites. It anticipated that a minimum of 5 Phase II ESAs will be conducted. Cleanup plans will be developed for all sites and entered in PA Act 2 as applicable.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Task 4: Brownfield Site and Area-Wide Reuse Planning</th>
</tr>
</thead>
<tbody>
<tr>
<td>i. Project Implementation</td>
</tr>
</tbody>
</table>
Narrative – Borough of Ambridge, PA

- Reuse assessment, land use assessment, market analysis, infrastructure evaluation, site reuse visioning, develop brownfield revitalization plan, develop resource development plans, conduct extensive outreach, and involvement activities.

II. Anticipated Project Schedule
- The reuse planning process will begin once a planning consultant is selected. Work will be ongoing with an anticipated project schedule from start to finish of 24 months.

iii. Task Lead(s): Contractors and subcontractors with oversight and direction from the Borough of Ambridge.

iv. Outputs – The process will involve community involvement with the output being site-specific reuse plans for the priority sites, and a comprehensive revitalization plan for the priority sites and their environs including neighboring sites and the impacted community.

Task 5: Community/Stakeholder Outreach and Involvement

i. Project Implementation
- Schedule and conduct monthly meetings with Borough of Ambridge officials.
- Schedule and conduct quarterly meetings of community partners and other stakeholders.
- Hold annual public meetings to discuss yearly progress.

ii. Anticipated Project Schedule: Throughout the Cooperative Agreement period.

iii. Task Lead(s): Borough of Ambridge and Environmental consultant will incorporate the majority of community outreach and involvement in the planning task.

iv. Outputs: Quarterly with community partners, monthly and ad hoc meetings with Borough officials, annual community-wide public meetings. Attendance at Council meetings at key milestones and as necessary.

Task 6: U. S. EPA Program Management and Reporting

i. Project Implementation
- Develop and submit quarterly reports, annual financial reports and MBE/WBE reports
- Enter approved sites into ACRES and update progress as necessary.
- Compare progress to goals and adjust as necessary.
- Submit AAI checklist with Phase I ESA reports.

ii. Anticipated Project Schedule: Beginning October 2022 and throughout the 3-year Cooperative agreement and through final required project closeout documentation and reporting.

iii. Task Lead(s): Borough of Ambridge as project lead, with environmental consulting firm.

iv. Outputs: Quarterly and annual reporting, project progress reporting including financial and MBE/WBE Reporting, Site approval questionnaires, AAI checklists for completed Phase I ESAs, ACRES updates and Final Reporting. Develop responses to U.S. EPA comments as necessary.

3.b. Cost Estimates
The following section details the basis of estimated costs for the six identified tasks and presents the proposed $500,000 budget in tabular form.

Basis of Cost Estimates

Task 1, Inventory and Prioritization
- **Personnel Costs:** 40 hours at an average cost of $50/hr. = $2,000
- **Contractual Costs:** 50 hours at an average cost of $120/hr. = $6,000
Narrative – Borough of Ambridge, PA

Task 2, Phase I Environmental Site Assessments
- **Contractual Costs**: 18 Phase I ESAs at an average cost of $5,000/ea. = $90,000

Task 3, Phase II Environmental Site Assessments
- **Contractual Costs**: 3 Phase II ESAs at an average cost of $50,000/ea. = $150,000

Task 4, Site Reuse Planning
- **Personnel Costs**: 180 hours at an average cost of $50/hr. = $9,000
- **Contractual Costs**: Cost allocated at 40% of total contractual budget = $187,600

Task 5, Outreach and Involvement
- **Personnel Costs**: 120 hours at an average cost of $50/hr. = $6,000
- **Contractual Costs**: 45 hours at an average cost of $120/hr. = $5,400

Task 6, Program Management
- **Personnel Costs**: 160 hours at an average cost of $50/hr. = $8,000
- **Contractual Costs**: 250 hours at an average cost of $120/hr. = $30,000

<table>
<thead>
<tr>
<th>Budget Category</th>
<th>Task 1 Inventory and Prioritization</th>
<th>Task 2 Phase I Environmental Assessments</th>
<th>Task 3 Phase II Environmental Assessments</th>
<th>Task 4 Site Reuse Planning</th>
<th>Task 5 Outreach and Involvement</th>
<th>Task 6 Program Mgmt.</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Personnel</td>
<td>1,500</td>
<td>7,000</td>
<td>4,500</td>
<td>7,000</td>
<td>20,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fringes</td>
<td>500</td>
<td>2,000</td>
<td>1,500</td>
<td>1,000</td>
<td>5,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Travel</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>4,000</td>
<td>4,000</td>
</tr>
<tr>
<td>Equipment Supplies</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td></td>
<td>2,000</td>
</tr>
<tr>
<td>Contractual</td>
<td>6,000</td>
<td>90,000</td>
<td>150,000</td>
<td>187,600</td>
<td>5,400</td>
<td>30,000</td>
<td>469,000</td>
</tr>
<tr>
<td>Other</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Direct Costs</td>
<td>8,000</td>
<td>90,000</td>
<td>150,000</td>
<td>196,600</td>
<td>11,400</td>
<td>44,000</td>
<td>500,000</td>
</tr>
<tr>
<td>Indirect Cost</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TOTAL BUDGET</td>
<td>8,000</td>
<td>90,000</td>
<td>150,000</td>
<td>196,600</td>
<td>11,400</td>
<td>44,000</td>
<td>500,000</td>
</tr>
</tbody>
</table>

3.c. Measuring Environmental Results
Ambridge will use defined, quantitative project environmental outputs and outcomes as measures of environmental results. Outputs will include Phase I and Phase II ESAs, cleanup plans, reuse plans, and public outreach and involvement opportunities. Outcomes projected include but are not limited to numbers and characteristics of sites prepared for reuse, leveraged funding and investment, and greenspace opportunities created. Quarterly reports will include a list of goals accomplished and expected goals for the next quarterly reporting period. Progress towards achieving the outputs and outcomes described in this narrative will be tracked and reported to the U.S. EPA as part of the required quarterly and annual progress reports. In addition, the progress of environmental findings, status, and results of assessed sites will be tracked and reported to the U.S. EPA via the ACRES database.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE
4.a. Programmatic Capability
4. a.i., ii, iii. Organizational Capacity/Structure/Key Staff - Ambridge employs a professional manner who is responsible for oversight of the Administration Department. The Borough Manager and the Administration Department have the knowledge, experience, and capacity to carry out the requirements of the project and grant and will hire a qualified professional consultant(s) to fulfill all technical requirements. The Borough Manager will be the principal point of contact with the U.S. EPA and will be responsible for all administrative and financial record-keeping and reporting to the U.S. EPA. The Borough will hire a professional
consultant(s) through a competitive process that will be responsible for all assessment and reuse planning, will assure that all technical requirements related to U.S. EPA funding are met, and will assist the Borough Manager with all program management and reporting. The role of the consultant will also include the maintenance of the ACRES database and providing responses to technical questions or requirements of the U.S. EPA. The Borough Manager, Mario Leone, has been a municipal manager for nearly two decades. Mr. Leone has experience in managing U.S. EPA Brownfields grants while employed by the Borough of Monaca, Beaver County. Mr. Leone was responsible for the successful procurement, management, and closeout of a $150,000 Brownfields Area-Wide Planning Grant that was awarded in 2010.

4.a.iv Acquiring Additional Resources - Ambridge will hire a professional consultant(s) to provide expertise in the proposed ESAs and reuse planning. The Borough Manager will prepare a request for qualifications and/or proposals (RFQ/RFP) that will be publicly advertised. The RFQ/RFP will be issued to qualified firms that express an interest in providing their expertise. The award will be made based on applicable qualifications and experience and other factors that will be outlined in the solicitation.

4.b. Past Performance and Accomplishments

4.b.i. The Borough of Ambridge Previously Received an EPA Brownfields Grant
In 2002, Ambridge was selected for a U.S. EPA Brownfields Assessment Pilot Grant of $200,000. The grant was successfully managed, and all work was successfully performed, all funding expended, and the contract was closed out by December 31, 2005.

4.b.i.(1) Accomplishments - Ambridge completed Phase I ESAs of six properties in the Borough from 11th through 19th Streets. The outputs included Phase I ESA reports and Phase II ESA reports on each of the selected sites. Outcomes included productive reuse of three of the six properties. New developments on brownfields included construction of a new Beaver County Emergency Operations Center, the construction of a 15,000-sf supermarket, and the construction of a 31-guest room Cobblestone Inn and Suites. These outputs and outcomes are not reflected in ACRES as the Cooperative Agreement timeframe was prior to the implementation of the ACRES reporting system.

4.b.i.(2) Compliance with Grant Requirements - Ambridge followed the workplan, met the schedule, adhered to all applicable terms and conditions, and conducted all reporting in compliance with the requirements in place for Brownfields Assessment Pilot Grants during the 2002-2005 timeframe.

4.b.i The Borough of Ambridge has received other Federal Assistance Agreements

4.b.ii (1) Purpose and Accomplishments - Ambridge has received other Federal assistance more recently than the 2002 Brownfields grant from the Federal Emergency Management Agency (FEMA) and the Department of Justice (DOJ). The Borough received $41,261.90 from the Department of Homeland Security (DHS) FEMA FY 2020 Assistance to Firefighter Grants (AFG) Program for the purchase of new firefighting equipment. Ambridge was also awarded a U.S. Department of Justice: Body-Worn Camera Policy and Implementation Program grant and a matching $46,500 grant from the state Commission on Crime and Delinquency to purchase 25 body-worn cameras and related equipment.

4.b.ii (2) Compliance with Grant Requirements - Ambridge has successfully met all compliance requirements with respect to both the DHS/FEMA Grant and the DOJ Grant.
Threshold Criteria Response –  
Borough of Ambridge, Beaver County, PA

- **Statement of Applicant Eligibility**
  The Borough of Ambridge, Beaver County, PA is eligible to apply for U.S. EPA Brownfields Assessment funding as a “General Purpose Unit of Local Government” in the Commonwealth of Pennsylvania as defined at 2 CFR § 200.1.

- **Documentation of Applicant Eligibility**

- **Description of Community Involvement**
  To ensure the community residents and stakeholders have meaningful ownership of the project, and their concerns are fully understood, community outreach activities will be performed throughout each phase of the brownfield project. The Borough of Ambridge will conduct most of the outreach efforts with the technical assistance of the selected environmental consultant when necessary. Community outreach and education activities will be conducted with a focus on strategic redevelopment of brownfield properties and prevention of future brownfields. The Borough intends to build outreach efforts through a series of discussions with community stakeholders. Meetings, seminars, or other exchanges with the community will occur at significant program milestones. A major focus of the brownfield initiative will be on the development of a reuse strategy and plan integrating brownfield redevelopment with community-wide revitalization. Inclusive and beneficial community engagement and involvement will be a vital component of this initiative. The community engagement will raise awareness of the brownfield initiative and its goals; educate the public and other community stakeholders; provide input opportunities at key milestones; and provide chances to effect public policy and decision-making.

- **Named Subcontractors and Subrecipients**
  The Borough of Ambridge is not naming a procurement contractor in this application.

- **Documentation of Available Balance of Assessment Grant**
  The Borough of Ambridge does not have an open U.S. EPA Brownfields Assessment Grant.