ADAMS COUNTY ECONOMIC DEVELOPMENT AUTHORITY dba ACIDA - NARRATIVE INFORMATION SHEET

IV.D.1. Applicant Identification

Economic Development Corporation Adams County dba ACIDA
1300 Proline Place
Gettysburg, PA 17325
Applicant DUNS Number: 5561026300000

IV.D.2. Funding Requested

IV.D.2.a. Assessment Grant Type – Brownfields Community-Wide Assessment Grant
IV.D.2.b. Federal Funds Requested
   IV.D.2.b.i. Requested Amount - $500,000 Community-wide Assessment grant
   IV.D.2.b.ii. Federal Funds Requested Waiver - Does Not Apply.

IV.D.3. Location

The target area for the ACIDA Community-Wide Assessment Grant includes communities throughout Adams County, Pennsylvania. Initial priorities include sites close to Gettysburg in Straban and Cumberland Townships and another in the Borough of Biglerville, an area of prime apple production. Adams County is most well-known for its flourishing agriculture and historic tourism treasures. However, the County also faces the challenges of having many brownfield properties sitting vacant with environmental issues unaddressed and economic potential unrealized.

ACIDA has identified initial priority brownfield sites for assessment and reuse planning activities to move these sites back into the stream of commerce. Redevelopment of these brownfield sites will allow Adams County to target areas for economic growth, while protecting our prime agricultural land and preserving the character of our unique historic areas.

IV.D.4. Target Area and Priority Site/Property Information

As stated above, the target area for the grant will be communities across Adams County. A brownfield inventory will be compiled as part of the grant activities in an effort to ensure availability of the grant.
funds throughout the County. However, ACIDA has identified as four (4) initial priority sites due to their opportunity to facilitate economic growth and their potential for environmental hurdles:

1. Gettysburg Foundry Site - 2264 Emmitsburg Road, Gettysburg, PA 17325. (Cumberland Township)
2. Knouse Foods Cooperative Third Street Cold Storage Site – 41 N. Third St, Biglerville, PA 17303.
3. McDermitt Concrete Site - 83 Hunterstown Road, Gettysburg, PA 17325 (Straban Township)
4. Renn Kirby, LLC - 1510, York Road, Gettysburg PA 17325 (Straban Township)

IV.D.5. Contacts

IV.D.5.a. Project Director (will be main point of contact for the grant)

Robin Fitzpatrick, President
Adams County Industrial Development Corporation
1300 Proline Pl, Gettysburg, PA 17325
Email – Robin Fitzpatrick <rfitzpatrick@adamsalliance.org>
Phone -717-334-0042-x1

IV.D.5.b. Chief Executive/Highest Ranking Elected Official

Randy Phiel, Chair
Board of Commissioners
County of Adams
117 Baltimore Street
Gettysburg, PA 17325
rphiel@adamscounty.us
(717) 337-9820

IV.D.6. Population

All projects will be located within the County of Adams which has a population of 102,023. Most of the communities in Adams County are small and somewhat rural in nature. The priority sites are located in the following municipalities with corresponding populations (as of 2020 census):

Straban Township: 4,990
Borough of Biglerville: 1,222
Cumberland Township: 6,258
### IV.D.7. Other Factors

<table>
<thead>
<tr>
<th>Other Factors</th>
<th>Narrative Page #</th>
</tr>
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<tbody>
<tr>
<td>Community population is 10,000 or less.</td>
<td>X – Pages 1 &amp; 3</td>
</tr>
<tr>
<td>The applicant is, or will assist, a federally recognized Indian tribe or United States territory.</td>
<td></td>
</tr>
<tr>
<td>The priority site(s) is impacted by mine-scarred land.</td>
<td></td>
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<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></td>
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<tr>
<td>The priority site(s) is in a federally designated flood plain.</td>
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<tr>
<td>The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.</td>
<td></td>
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<tr>
<td>The reuse of the priority site(s) will incorporate energy efficiency measures.</td>
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<tr>
<td>30% or more of the overall project 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>X – Pages 1,7,8 &amp; 9</td>
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<tr>
<td>The target area(s) is located within a community which a coal-fired power plant has recently closed (2011 or later) or is closing.</td>
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### IV.D.8. Letter from the State or Tribal Environmental Authority

A letter of support from the Pennsylvania Department of Environmental Protection is attached.

### IV.D.9. Releasing Copies of Applications

Not Applicable – This application does not contain confidential information.
November 17, 2021

Robin Fitzpatrick, President  
Adams County Industrial Development Authority  
1300 ProLine Place  
Gettysburg, PA 17325

RE: U.S. EPA Brownfields Grant Proposal | State Letter of Acknowledgement  
Adams County Industrial Development Authority  
Adams County, Pennsylvania

Dear Ms. Fitzpatrick:

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 Adams County Industrial Development Authority’s application for a US EPA Brownfields Community Wide Assessment Grant in the amount of $500,000 to begin the assessment and planning process for the reuse of brownfield properties around Adams County. The Industrial Development Authority’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 Adams County Industrial Development Authority 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
IV.E.1. Project Area Description and Plans for Revitalization (40 Total Points)

IV.E.1.a Target Area and Brownfields (15 points)

IV.E.1.a.i. Background and Description of Target Area (5 points)

The target area for the Adams County Industrial Development Authority (ACIDA) EPA Brownfields Community-Wide Assessment Grant encompasses all of Adams County (County), a rural county located along the Mason-Dixon Line in southcentral Pennsylvania (PA). Gettysburg, the County seat, is located approximately 36 miles south of the PA state capital of Harrisburg. The County is comprised of 34 municipalities and has a total population of 102,023, as of the 2020 census. The County is most well-known for its rural charm, flourishing agriculture and historic tourism treasures. However, the County also faces the challenges of having many brownfield properties sitting vacant with environmental issues unaddressed and economic potential unrealized. Initial priorities for the Community Wide Assessment grant funds include 3 sites close to historic Gettysburg in Straban (pop. 4,990) and Cumberland (pop. 6,258) Townships, and another site in the Borough of Biglerville (pop. 1,222) which is an area of prime apple production.

IV.E.1.a.ii. Description of the Priority Brownfield Site(s) (10 points)

ACIDA, in partnership with community leaders and businesses, has identified 4 initial priority brownfield sites to be addressed with Community Wide Assessment grant funds. These sites were identified as priority sites due to their opportunity to facilitate economic growth in desired areas of the County and their potential for unresolved environmental challenges. In addition to environmental assessment, at least one of the priority sites has been prioritized for reuse planning to support strategic economic development opportunities.

The Gettysburg Foundry Site in Cumberland Township is a former foundry that manufactured aluminum castings and was classified as a secondary aluminum smelting plant. Aluminum dross waste from the smelter and baghouse dust generated by the air pollution control system of the smelting operations were piled on the site and disposed into tar pits. The first pit was used from 1968 until approximately 1979. The second pit was utilized in 1980 and waste disposal continued there until 1988. The waste disposed in the pits was in direct contact with groundwater, resulting in confirmed groundwater contamination with metals and other inorganic constituents. In 2013, PADEP carried out interim remedial measures at the site, removing an estimated 101,595 tons of residual waste and 631 tons of hazardous waste from the site. The site is currently in the County Repository for disposition. It is strategically located between the Eisenhower Inn, All-Sports Complex and Marsh Creek – an area identified for targeted economic growth to be supported by a new wastewater treatment system. Site reuse planning is a high priority for the Foundry Site given its key economic position and the need to identify an end-use for the site. Evaluation will be needed to determine if additional assessment and/or remediation will be necessary for redevelopment of the site.

The Knouse Foods Cold Storage Site in Biglerville is located adjacent to a rail line and is a century old structure previously used for cold storage of fruit prior to shipping. Historically, the building sat idle and empty throughout the winter months after the fruit was shipped. It was opened every spring by an employee who would scrape the remaining ice off the exposed pipes filled with ammonia. One year, a pipe burst and ammonia filled the building. Clearly unsafe, the site was permanently closed in 1984. The electricity was turned off, doors were locked and the site was fenced in. Since this time, the building has deteriorated to the point that the surrounding area is likely contaminated by metals and other inorganic constituents. Given that this site is a potential danger to the surrounding area, including both businesses and homes, ACIDA plans to assess the site and identify any remediation necessary to protect human health and the environment, as well as to redevelop the site.

The McDermitt Concrete Site in Straban Township is an abandoned facility that operated as a concrete company for many years, but closed in 2000. The concrete operation utilized two (2) waste disposal areas on the site. One disposal area, on the western side of Hunterstown Road, was utilized for drum storage and burial. The other disposal area, east of Hunterstown Road, consisted of a lagoon where waste materials were dumped. Waste materials were discarded in the areas from 1970 to 1979/1980, a period of 9 to 10 years. Among the materials disposed of were industrial solvents, paint sludges, and inert substances. Approximately 600 drums were...
reportedly buried and/or emptied at the site. Additionally, an estimated 590 cubic yards of paint sludge were dumped. Since the site has remained abandoned, ACIDA plans to assess the site and identify any remediation necessary to protect human health and the environment, as well as to redevelop the site.

The former Krystal Cadillac Site in Straban Township was recently acquired by a new owner after sitting vacant for more than two decades. The former owners were sued by GM Corporation for breach of franchise and thus filed for bankruptcy in 1996. The property has been idle ever since. Because the property was used for car sales and auto repairs, there are concerns of widespread contamination. ACIDA plans to assist the new owners with assessment of the site to identify any remediation necessary to protect human health and the environment, as well as to redevelop the site.

IV.E.1.b. Revitalization of the Target Area (10 points)

IV.E.1.b.i. and ii. Reuse Strategy, Alignment with Revitalization Plans, Outcomes & Benefits (10 points)

According to the goals outlined in Adams County’s Comprehensive Plan, the EPA Community-Wide Assessment Grant will allow ACIDA to implement the County’s strategy of preserving their rural charm, supporting their robust agriculture industry and protecting their national historic treasures – all while creating economic growth and job creation for County residents. As demonstrated in Section IV.E.2.a.i. below, all of the sites for environmental assessment and re-use planning are located in small communities with populations under 10,000. Redevelopment of brownfield sites in these small communities will increase the tax base, allowing the local government to provide and/or improve community facilities and services which this population relies on (public libraries, municipal buildings, parks, roadways, etc.). In addition, preparing the sites for redevelopment will provide additional job opportunities of varying skill level. Currently, 15,471 of people employed in the County live outside the County; 32,602 of people who live in the County work outside the County; and only 17,486 of the people both live and work in the County. Redevelopment of County brownfield sites would allow more residents to also work in Adams County – keeping more of the tax revenue and consumer spending within the County, rather than having it flow out because residents are hard-pressed to find jobs in these small, rural counties.

The fruit industry has been an important part of Adams County’s history since the mid-nineteenth century and is one of the County’s largest employers. Adams County is the top apple producing County in the Commonwealth and 6th in the nation. Thirty-three percent of all orchard land in Pennsylvania is within Adams County. Many of the workers in the County’s agriculture industry are migrant workers that are not English speaking and who have limited opportunities for affordable housing. Redevelopment of brownfield sites close to this workforce would not only benefit the migrant population, but could bolster the employment pool for the fruit industry.

The County has designated a large area that includes the Foundry site in its evaluation of locations for construction of a new wastewater treatment plant (WWTP) to increase capacity and to support planned economic development projects. Located in close proximity to Gettysburg National Park, the Foundry site is strategically located between the Eisenhower Inn, All-Sports Complex and Marsh Creek – an area identified for targeted economic growth. A brownfield reuse plan for this site would support the County’s evaluation for a new WWTP and would identify the need for any further environmental assessment of the site.

IV.E.1.c. Strategy for Leveraging Resources (15 points)

IV.E.1.c.i. Resources Needed for Site Reuse (10 points)

It is possible that assessment and reuse planning needs will likely exceed the funding provided through the EPA Assessment grant. Therefore, efforts are already underway to work with PA State Agencies and other Federal Funding sources, such as the American Rescue Plan Act (ARPA), to leverage additional resources. For example, EPA Assessment funds could be used as a match to leverage assessment funds from PA DCED’s Industrial Site Reuse Fund for additional assessment or remediation work. The EPA grant can also be used as match for PA DCNR funding to implement green space projects and for PENNDOT’s Multimodal Transportation Fund to
implement transportation infrastructure projects. County and municipal ARPA funds may be used to construct the new WWTP to facilitate economic growth in the area of the Gettysburg Foundry site.

**IV.E.1.c.ii. Use of Existing Infrastructure (5 points)**

ACIDA intends to utilize existing infrastructure wherever possible and to leverage opportunities for adaptive reuse of built structures and physical infrastructure that supports sustainable energy production, energy conservation, greenhouse gas emissions reduction, and climate resiliency. The two sites in Straban Township and the site in Biglerville all have existing infrastructure in place that would support reuse of those sites. The Foundry site is within the area proposed for construction of a new wastewater treatment plant that would support targeted economic growth opportunities in the County. The new WWTP is being planned to incorporate green infrastructure and energy efficiency technologies.

**IV.E.2. Community Need and Community Engagement (40 Total Points)**

**IV.E.2.a. Community Need (25 points)**

**IV.E.2.a.i. The Community's Need for Funding (5 points)**

All of the sites for environmental assessment and re-use planning are located in small communities. As of the 2020 Census, Cumberland Township had a population of 6,258, making it the largest population among the targeted sites. Straban Township and the Borough of Biglerville had populations of 4,990 and 1,222 respectively. Smaller, rural municipalities have lower tax bases and therefore tend to lack adequate revenue for public services such as police, fire, libraries and access to health care. Small municipalities also lack the capacity to pursue public funding for these services.

Population income is also lower in small, rural communities. According to the ACS data and the Department of Housing and Urban Development (HUD), the three municipalities have one third to one half of each of its populations defined as low-moderate income (LMI). HUD defines LMI as an income level that is 80% or less of the median household income for that area.

Below are the LMI levels for each municipality:

- 32.6% of Straban Township’s population is defined as low-moderate income
- 46.89% of Biglerville Borough’s population is defined as low-moderate income
- 33.3% of Cumberland Township’s population is defined as low-moderate income

There is a need to facilitate economic development opportunities in the County in order to provide more job opportunities to rural residents and to generate tax revenue for our smaller communities. Redevelopment of the targeted brownfield sites will accomplish these goals while also improving environmental conditions for our most sensitive populations and vulnerable residents.

**IV.E.2.a.ii. Threats to Sensitive Populations (20 points)**

(1) Health or Welfare of Sensitive Populations (5 points)

As mentioned above, the Census Bureau/HUD data shows that one third to one half of the communities are defined as LMI. The EPA Brownfields funding will allow for the reuse of currently under-utilized sites, which will provide immediate benefits to the sensitive populations in the form of new affordable housing, better accessibility to public services and more job opportunities. For example, one of the County’s largest employment sectors is agriculture – specifically fruit farming. Many of the fruit industry workers are migrant workers who do not speak English as a primary language. In the area of the Biglerville site, 26.3% of the population (versus 11.4% statewide) does not speak English as a primary language. These workers and their families represent a sensitive and vulnerable population.
(2) Greater than Normal Incidence of Disease and Adverse Health Conditions (5 Points)

According to the 2018 Adams and York County Community Health Needs Assessment, the County has more than 58,000 adult residents overweight or obese; more than 47,000 had one or more days with depressive symptoms; nearly 35,000 are limited in their daily activities by poor health; and about 30,000 suffer from chronic pain. More than 14,000 adults in Adams County smoke and almost 13,000 binge drink. In addition, the County has identifiable social problems that contribute to the persistent health disparities evident in the Behavioral Risk Factor Surveillance System (BRFSS) data. The County also has a large numbers of renters, indicating a population that struggles with housing affordability and high rates of poverty, particularly for minorities. The County has large income disparities between whites and non-whites as compared to other counties in the state. Additionally, the County shows low rates of dentists, mental health providers, and access to exercise facilities.

(3) Promoting Environmental Justice (10 points)

An integral part of promoting Environmental Justice is to focus on the environmental and public health challenges that face the County’s minority and low-income populations. As discussed above, one of the targeted communities has a very significant Hispanic population. In addition, census data for each target area municipality shows the percentage of people whose income in the past 12 months is below the poverty level (2019 ACS 5-year Estimates):

- Biglerville Borough: 9.0%
- Cumberland Township: 6.9%
- Straban Township: 11.9%

Two of the three municipalities have higher poverty rates higher than the County average which is 7.8%. However, some communities in the County have a large population of seasonal transient workers to support their fruit growing industry. These transient workers are typically minority and lower income, and are not necessarily always captured in the census data. It is likely the actual poverty levels and minority populations to be impacted by this grant are much higher than the census data indicates.

IV.E.2.b. Community Engagement (15 points)
IV.E.2.b.i. and ii. Project Involvement Partners & Roles (10 points)

ACIDA has repeatedly proven its ability to coordinate stakeholders and work collaboratively to get initiatives across the finish line. ACIDA’s positive track record directly benefits the County, its businesses and its residents. Below is list of proposed partners and their anticipated role in implementing the EPA Brownfields grant and achieving the desired Outputs and Outcomes.

<table>
<thead>
<tr>
<th>Partner Name</th>
<th>Point of Contact</th>
<th>Specific Role in the Project</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adams County Industrial Development Authority</td>
<td>Robin Fitzpatrick, President</td>
<td>Project Coordinator</td>
</tr>
<tr>
<td>Adams County Board of Commissioners</td>
<td>Molly Mudd, Adams County Solicitor</td>
<td>Long-term Project Support</td>
</tr>
<tr>
<td>Adams County Office of Planning &amp; Development</td>
<td>Sherri Clayton, AICP, Director</td>
<td>Reuse Planning and Community Engagement, County Liaison</td>
</tr>
<tr>
<td>Organization</td>
<td>Contact Person</td>
<td>Role</td>
</tr>
<tr>
<td>----------------------------------------------</td>
<td>---------------------------------</td>
<td>----------------------------------------------------------------------</td>
</tr>
<tr>
<td>Adams Economic Alliance</td>
<td>Kaycee Kemper, Vice President</td>
<td>Community Engagement and Long-term Project Support</td>
</tr>
<tr>
<td>Gettysburg Municipal Authority</td>
<td>Mark Guise, Director</td>
<td>Community Liaison for Authority</td>
</tr>
<tr>
<td>Straban Township</td>
<td>Tony Sanders, Chairman</td>
<td>Community Liaison for Township</td>
</tr>
<tr>
<td>Cumberland Township</td>
<td>Ben Thomas, Township Manager</td>
<td>Community Liaison for Township</td>
</tr>
<tr>
<td>Borough of Biglerville</td>
<td>Neil Ecker, President</td>
<td>Community Liaison for Borough</td>
</tr>
<tr>
<td>Biglerville Borough Sewer and Water Authority</td>
<td>Kevin Bollinger, Manager</td>
<td>Planning and Water/Sewer Infrastructure recommendation support</td>
</tr>
<tr>
<td>Cumberland Township Sewer Authority</td>
<td>Todd Williams, Operations Manager</td>
<td>Community Liaison for Authority</td>
</tr>
<tr>
<td>Renn Kirby LLC</td>
<td>Mike Capone</td>
<td>Property Owner Representative</td>
</tr>
<tr>
<td>Knouse Foods Cooperative</td>
<td>Charlie Bennett</td>
<td>Property Owner Representative</td>
</tr>
<tr>
<td>Elected Officials</td>
<td>Torren Ecker (193) Dan Moul (91)</td>
<td>State House Representatives</td>
</tr>
<tr>
<td>PA Department of Community and Economic Development</td>
<td>Brian Eckert, PA Industrial Site Reuse Program (ISRP)</td>
<td>Reuse Planning Assistance and Financial Support</td>
</tr>
<tr>
<td>PA Dept of Conservation &amp; Natural Resources</td>
<td>Lori Yeich, PA Community Conservation Partnerships Program (C2P2)</td>
<td>Recreational Planning and DCNR Funding Assistance</td>
</tr>
<tr>
<td>PA Dept of Environmental Protection</td>
<td>Rodney Nesmith, SCRO Office, Regional Director</td>
<td>Assessment, Remediation, and Environmental Justice Assistance</td>
</tr>
</tbody>
</table>

### IV.E.2.b.iii. Incorporating Community Input (5 points)

The ACIDA is committed to community involvement and will make public participation a key component of the project process. ACIDA understands that the residents, neighbors and businesses in a proposed project area are those that will most likely be impacted by the activities proposed under this grant. The ACIDA, with assistance from the Qualified Environmental Professional Consulting Team, will conduct engagement activities with residents, businesses, organizations, and other stakeholders for each of the identified priority brownfield sites. It will further utilize a Steering Committee of dedicated residents, business owners, organizational representatives and elected officials from the communities of identified priority brownfield sites, plus county-level and specialty advisors in economic and community development, sustainability, education, culture, community resilience and Environmental Justice. The Steering Committee will help to decide where to deploy EPA funds and serve as the initial sounding board for potential reuse options. The ACIDA will also connect with the project communities through public meetings, dedicated websites, social media, the production of print materials, and other outreach vehicles including methods that offer an alternative to in-person community engagement in the event of social distancing or other restrictions as a result of COVID-19. The frequency and types of engagement are outlined in Section IV.E.3.a. Description of Tasks/Activities and Outputs. English is currently the primary language in the County, however, several communities do have significant Latino populations, so outreach materials will also be made available in Spanish, as needed.
IV.E.3. Task Descriptions, Cost Estimates, and Measuring Progress (45 Total Points)

IV.E.3.a. Description of Tasks/Activities and Outputs (25 points)

IV.E.3.a.i. Project Implementation (10 points)

Each Task Description in the table below identifies the Task Lead and Roles and Responsibilities for each entity assigned activities under that task as well as the Anticipated Project Schedule and the Anticipated Outputs for each task. The identified assignments assure efficient implementation of the grant tasks and achievement of the desired project goals.

**Task 1: Project Management & Reporting**

<table>
<thead>
<tr>
<th>i. Project Implementation</th>
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<tbody>
<tr>
<td>▪ Procuring brownfields consulting team</td>
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<tr>
<td>▪ Develop and submit quarterly reports</td>
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<tr>
<td>▪ Develop and submit annual financial reports and MBE/WBE reports</td>
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<td>▪ Enter approved sites into ACRES and update progress as necessary</td>
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<tr>
<td>▪ Compare progress to goals and make adjustments as necessary</td>
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<td>▪ Attend EPA or PA Brownfield Conference for professional training</td>
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<tr>
<th>ii. Anticipated Project Schedule:</th>
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<tr>
<td>Consulting team will be procured in the first quarter of the grant. Reporting will begin in Q1 of the grant and continue throughout the 3 year Cooperative agreement and through final required project closeout documentation and reporting.</td>
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<tr>
<th>iii. Task Lead(s):</th>
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<tr>
<td>The ACIDA will procure professional service of a brownfields consulting team. The consulting team will assist with required reporting and implementation of the grant.</td>
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<tr>
<th>iv. Outputs:</th>
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<tbody>
<tr>
<td>Procurement of a consulting team. 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. Develop responses to U.S. EPA comments as necessary.</td>
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**Task 2: Site Inventory & Environmental Site Assessments**

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<thead>
<tr>
<th>i. Project Implementation</th>
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<tr>
<td>▪ Review existing inventory and expand as new sites are identified</td>
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<tr>
<td>▪ Select sites for assessment activity</td>
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<tr>
<td>▪ Phase I sites will be derived from the existing site inventory and any additional sites added during the vetting process.</td>
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<td>▪ Submit AAI checklist with Phase I reports.</td>
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<tr>
<td>▪ Phase 2 sites will be determined based on outcomes of Phase 1 ESAs or review of available environmental information.</td>
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<tr>
<td>▪ Quality Management Plans, Field Sampling Plans and other required Quality documents will be prepared and submitted to EPA for approval.</td>
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<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>
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<tr>
<th>ii. Anticipated Project Schedule:</th>
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<tr>
<td>Site prioritization and selection will begin immediately in the first quarter of the cooperative agreement in October of 2022 and continue throughout the three year period. Site Assessments will be done throughout the 3 year grant, as sites are identified as priorities. Phase 1 ESAs will likely begin in Q2 and continue throughout the grant period. Phase II work will likely begin in the 3rd Quarter of the Cooperative Agreement after QA documents have been submitted to EPA and approved and will continue throughout the grant period as needed.</td>
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<tr>
<th>iii. Task Lead(s):</th>
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| The selected brownfield consultant will assist ACIDA in identifying priority sites with input from the Coalition members. Community partners will also be solicited for site
The consulting team will conduct Phase 1 and Phase 2 site assessments and prepare all required Quality Assurance documents.

iv. Outputs: The existing inventory of sites will be expanded as additional sites are identified. Sites will be prioritized for Phase I assessment work. It is anticipated that there will be a total of up to 12 Phase I ESAs conducted. Sites requiring additional assessment will be identified for Phase 2 ESAs and Field Sampling Plans will be developed for Phase II sites. It is anticipated that a minimum of 4 Phase II ESAs to be conducted.

**Task 3: Brownfield Site Reuse & Remedial Planning**

i. Project Implementation
   - The need for reuse planning for specific sites will be identified by ACIDA, in coordination with the Steering Committee and community leaders.
   - Reuse plans could include land use assessment, market analysis, infrastructure evaluation, site reuse visioning sessions, development of brownfield revitalization plans, and development of implementation resource plans.
   - Remedial Planning and Cleanup plans will be developed for sites requiring remediation with the intent of entering those sites in the PADEP Act 2 program for liability protections.

ii. Anticipated Project Schedule
   - It is anticipated that reuse planning for one of the priority sites may begin as early as Q2 in the grant period. Other sites will be identified for reuse planning throughout the grant period.
   - Remedial and Cleanup Plans will be developed as needed throughout the grant period.

iii. Task Lead(s): ACIDA and the consulting team with oversight and direction from the Steering Committee and appropriate community leaders will identify sites for reuse and/or remedial planning. The QEP will conduct planning activities and prepare reports to ACIDA and PADEP if needed.

iv. Outputs – The process will have extensive community involvement with the output being a comprehensive revitalization plan for priority sites and its environs including neighboring sites and the impacted community. It is anticipated that 2-3 site reuse or remedial plans will be completed throughout the grant period.

**Task 4: Community/Stakeholder Outreach and Involvement**

i. Project Implementation
   - Identification of a Brownfields Steering Committee
   - Schedule and conduct quarterly meetings of the Steering Committee
   - Schedule and conduct site specific meetings of community partners and stakeholders
   - Hold annual public meetings to discuss yearly progress
   - Provide updates on ACIDA website

II. Anticipated Project Schedule: Kickoff meeting with Steering Committee will be held in Q2 of the grant. Community and Stakeholder Outreach will continue throughout the Cooperative Agreement period.

iii. Task Lead(s): ACIDA and consultant team will lead the outreach efforts.

iv. Outputs: Quarterly Steering Committee meetings; site specific meetings with community partners, annual community-wide public meetings. Updates on ACIDA website.

**IV.E.3.a.ii. Anticipated Project Schedule (5 points)**
The ACIDA is prepared to procure professional services as soon as possible after the Cooperative Agreement and Workplan are approved and in place. The graphic below depicts the intended schedule for implementation of grant activities. As required by the Cooperative Agreement, grant closeout activities will be completed within 90 days of the end of the grant period.
IV.E.3.a.iii. Task/Activity Lead (5 Points)
The Tasks and Activity leads were described in Section IV.E.3.a.i. ACIDA has assigned Ms. Robin Fitzpatrick to serve as the Project Manager for this grant. Ms. Fitzpatrick and her team have been the driving force of business and economic development in the County for more than 20 years. Ms. Fitzpatrick is patient, persistent, and understands the balance of growth and preservation needed in the County. She demonstrates professional leadership and is an expert at building relationships with local government, County employees, residents, and developers. Ms. Fitzpatrick will serve as a liaison to the EPA, will oversee engagement with the local and regional community, and will assume responsibility for administrative and reporting compliance for the cooperative agreement. The services of a Qualified Environmental Professional/Brownfields Consulting Team will be competitively procured in accordance with ACIDA procurement protocols.

IV.E.3.a.iv. Outputs (5 points)
As demonstrated through the success of many EPA Brownfield projects, the generation of solid outputs (deliverables) will result in the achievement of the project’s desired outcomes (goals). To demonstrate this correlation, Outputs have been presented with correlating Outcomes in Section Iv.E.3.c. Measuring Environment Results.

IV.E.3.b. Cost Estimates (15 points)
IV.E.3.b.i. and ii. Development & Application of Cost Estimates – Information used to develop each cost estimate is provided following the Budget Table. ACIDA has made a conscious decision to focus the vast majority of EPA grant funds on site work tasks and is foregoing the use of these funds for personal or fringe benefits. ACIDA is prepared to commit their personnel resources to implementation of the grant goals at its own expense.

<table>
<thead>
<tr>
<th>Category</th>
<th>Task 1 – Project Mgmt &amp; Reporting</th>
<th>Task 2 – Site Inventory &amp; Environmental Site Assessments</th>
<th>Task 3 – Reuse &amp; Remedial Planning Activities</th>
<th>Task 4 – Community Outreach &amp; Stakeholder Outreach</th>
<th>TOTAL</th>
</tr>
</thead>
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<tr>
<td>Personnel</td>
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<td>$0</td>
<td>$0</td>
<td>$0</td>
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<td>$150,000</td>
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</tr>
</tbody>
</table>

Task 1 Project Mgmt & Reporting ($39,500):
Personnel: $0 Travel expenses: 2 staff attending brownfield conferences including registration, travel, lodging & incidentals $3000; Contractual: $1000/month during 36-month period – estimated QEP fee for reporting & PM

Task 2 Brownfields Inventory & Assessment Activities ($280,000):
Personnel: $0, Contractual: $280,000 QEP fee = 12 Phase I Assessments @ $5,000 each + 4 Phase II Assessments @ $55,000 each plus QMP, FSPs, HASPs, etc

Task 3 Site Reuse & Cleanup Planning ($150,000):
Personnel: $0 Contractual: $157,000 QEP fee for remedial action planning and reuse planning at 2-3 sites.

Task 4 Community Outreach & Involvement ($30,500):
Personnel: $0 Contractual: $30,500 QEP fee for participating in and facilitating public meetings & engagement

IV.E.3.c. Measuring Environmental Results (5 Points)
The ACIDA Project Manager, with assistance from the QEP, will track, measure, and evaluate its progress toward project goals by: documenting outputs and outcomes in Quarterly Reports and in ACRES; holding Steering Committee and public meetings at key milestones to update project progress and to seek input on next steps; and posting progress reports on outputs and outcomes via a dedicated webpage and existing community newsletters. Outputs measured will include sites assessed, resources leveraged, sites positioned for cleanup, acres of property made ready for economic reuse or community recreational uses, stakeholders involved, and reuse plans established. Outcomes will include economic revitalization, enhanced recreational amenities, jobs created, infrastructure upgrades, vulnerable populations helped, and resilience measures implemented. Project outputs/outcomes include:

(1) Project Management & Reporting: Outputs: Effectively executed cooperative agreement; Procurement of Qualified Environmental Professional Consulting Team; Clearly established roles and tasks for grant management process; training and capacity-building at conferences; compliance measures in place. Outcomes: Grants efficiently administered, professional development training, clear governance structure, timely and complete reporting. Tracking: Quarterly & ACRES reporting and internal quality assurance evaluation.

(2) Brownfield Inventory & Site Assessment Activities: Outputs: QMP, FSPs, County-wide Brownfield Inventory database, 12 Phase I assessments and 4 Phase II assessments; additional resources leveraged for assessment and remediation. Outcomes: Quality data for use in remedial and reuse planning; more certainty and less risk associated with priority sites; ability to move sites forward in redevelopment process. Tracking: Quarterly & ACRES reports on results and leveraged resources.

(3) Site Reuse Planning: Outputs: Well-informed remedial plans; reuse plans for priority sites; implementation strategy and resource roadmap for advancing key sites; community support and approval. Outcomes: Integration of remediation and site planning to save time and money; improved quality of life through new recreational amenities; job creation and economic development through public and private sector investment. Tracking: Quarterly & ACRES reports on results.

(4) Community Outreach & Involvement: Outputs: 12 Steering Committee, Site-Specific Community and Stakeholder meetings; dedicated web page. Outcomes: Stakeholders have ownership and input in project and are vested in redevelopment plans. Tracking: Quarterly & ACRES report on engagement; public feedback into and on reuse plans.

IV.E.4 Programmatic Capability and Past Performance (35 Total Points)
IV.E.4.a. Programmatic Capability (20 points)
IV.E.4.a.i. Organizational Capacity, ii. Organizational Structure, iii. Key Staff (15 points)
The ACIDA has organizational capacity to manage the EPA grant, coordinate with community and individual stakeholders, and to procure and manage a Qualified Environmental Professional consulting team experienced in USEPA Brownfield grant requirements, environmental site assessments and brownfield reuse planning. The ACIDA is a member of the Adams Economic Alliance (AEA) which brings additional highly experienced support staff to assist with all aspects of grant implementation. Several of the staff members plan to attend and receive training at either US EPA or PA Brownfield conferences under this grant. Ms. Robin Fitzpatrick will serve as the Project Manager for this grant, serve as a liaison to the EPA, oversee engagement with the local and regional community, and will oversee reporting compliance for the cooperative agreement. Ms. Fitzpatrick will be assisted by Ms. Kaycee Kemper of the AEA throughout the grant period.

IV.E.4.a.iv. Acquiring Additional Resources (5 points)
The ACIDA will hire a Qualified Environmental Professional Consulting team to provide expertise in community engagement, environmental site assessments, and reuse planning. The ACIDA will prepare a request for qualifications (RFQ) that will be publicly advertised in accordance with federal, state, and local requirements. The award will be made based on applicable qualifications and experience and other factors that will be outlined in the solicitation. The ACIDA will seek to utilize Woman and Minority Businesses where practicable and will adhere to US EPA Solicitation Clauses.

IV.E.4.b. Past Performance and Accomplishments (15 Points)
IV.E.4.b.i. Currently Has or Previously Received an EPA Brownfields Grant (15 points)
The ACIDA does not currently have and has never received an EPA Brownfield Grant.

IV.E.4.b.ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements (15 points) While ACIDA has not yet administered an EPA grant, ACIDA and its parent organization, AEA have a successful, nearly twenty-year history of managing federal and non-Federal grants. The ACIDA has helped facilitate a number of economic development projects throughout the County. Several of these projects have come to fruition through the injection of state funds. A premier example of a complicated economic development project spearheaded by the ACIDA is the Adams County Commerce Center (Center). The Center is a 305-acre office and light manufacturing campus with subdivided lots available for corporate offices, light or “high end” manufacturing, flex-space, business support services, and research and development. Strategically located at the intersection of US Route 30 and US Route 15, the occupants of the Center have the ability to reach 40% of the American population within a day’s drive. Current occupants include Harley Davidson, Renn Kirby Chrysler, Pella Doors & Windows Manufacturing facility, WellSpan Health, Adams County National Bank, Mark Cropp/ProLine Investors, the Gettysburg Cancer Center, PA CareerLink and the Adams Economic Alliance. Once most of the lots in the center were acquired and developed, ACIDA utilized significant state funding from the Redevelopment Assistance Capital Program (RACP) to perform site improvements (clearing and grading) on the few remaining parcels to enhance their marketability.

IV.E.4.b.iii. Never Received Any Type of Federal or Non-Federal Assistance Agreements (8 points) Does not apply.
ACIDA – Community Wide Assessment Grant - Threshold Criteria Response

III.B.1. Applicant Eligibility

Statement of Eligibility: Adams County Industrial Development Authority is an eligible applicant as a Special District Government entity.

Documentation of applicant eligibility, IF other than city, county, state, or tribe (attached): The Articles of Incorporation for the Adams County Industrial Development Authority are attached to document ACIDA’s eligibility as an applicant for this funding.

III.B.2. Community Involvement

The ACIDA is committed to community involvement and will make public participation a key component of the project process. ACIDA understands that the residents, neighbors and businesses in a proposed project area are those that will most likely be affected and impacted by the activities undertaken under this grant. The ACIDA with assistance from a Qualified Environmental Professional (QEP) will conduct engagement activities with residents, businesses, organizations, and other stakeholders for sites in each community. ACIDA will utilize a Steering Committee of dedicated residents, business owners, organizational representatives and elected officials from each municipality plus county-level and specialty advisors in economic and community development, Environmental Justice, sustainability, education, culture, and community resilience. Participants will help to decide where to deploy EPA funds and serve as the initial sounding board for potential reuse options. The ACIDA will also connect with the project communities through public meetings, neighborhood association gatherings, speaker bureaus, newsletters, dedicated web sites, social media, the production of print materials, and other outreach vehicles.

III.B.3. Named Contractors and Sub-recipients

ACIDA has not procured or named any Contractors or Sub-recipients for this grant.

III.B.4. Expenditure of Assessment Grant Funds

ACIDA does not current have an open EPA Brownfields Assessment Grant or Multipurpose grant.

III.C. Additional Threshold Criteria for Site-Specific Applications Only

ACIDA is not applying for a Site-Specific Assessment grant, therefore Section III. C. does not apply to this application.

III.D. Additional Threshold Criteria for Community-wide Assessment Grants for States and Tribes Only

ACIDA is not applying for a Community-wide Assessment Grants for States or Tribes Only, therefore, Section III. D. does not apply to this application.