Narrative Information Sheet

1. **Applicant Identification:**
   Greene County Industrial Development Authority
   93 East High Street
   Waynesburg, PA 15370

2. **Funding Requested:**
   a. Grant Type: Community-wide Assessment
   b. Federal Funds Requested
      i. $500,000
      ii. Not applicable, GCIDA is pursuing Community Wide Assessment

3. **Location:**
   a) All 26 municipalities in Greene County; b) Greene County; c) Pennsylvania

4. **Target Area and Priority Site/Property Information:**
   - The target areas for the assessment activities are the *Future Investment Areas* as identified in the 2020 Greene County Comprehensive Plan. The *Future Investment Areas* were developed through community and stakeholder input as part of the development of the 2020 Comprehensive Plan.
   - The Future Investment Areas are located along transportation corridors and former industrial areas located in the following towns with their corresponding census tracts: Cumberland Township 9701.01; Monongahela Township 9708.00Waynesburg Borough 9705.01; and Franklin 9705.02.
   - The priority site addresses for this assessment grant application are:
     o 905 Crucible Road, Cumberland Township, Greene County, PA
     o 273 Alicia Road, Monongahela Township, Greene County, PA
     o 114 Baker Drive, Waynesburg, Greene County, PA
     o 212 Mine Road, Franklin Township, Greene County, PA
5. **Contacts**
   a. **Project Director**
      Crystal Simmons, Director
      93 East High Street; Suite 217
      Waynesburg, PA 15370
      724-852-5260
      csimmons@co.greene.pa.us

   b. **Chief Executive/Highest Ranking Elected Official**
      Mike Belding, Chairman County Commissioners
      93 East High Street
      Waynesburg, PA 15370
      724-852-5210
      mbelding@co.greene.pa.us

6. **Population**
   Cumberland Township, Greene County, PA; Population – 6,157 (2019 US Census)
   Franklin Township, Greene County, PA; Population - 6,892 (2019 US Census)
   Waynesburg Borough, Greene County, PA; Population – 3,965 (2019 US Census)
   Monongahela Township, Greene County, PA: Population – 1,826 (2018 US Census)

7. **Other Factors Checklist**

<table>
<thead>
<tr>
<th>Other Factors</th>
<th>Page #</th>
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<tbody>
<tr>
<td>Community population is 10,000 or less.</td>
<td>NA</td>
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<tr>
<td>The applicant is, or will assist, a federally recognized Indian tribe or</td>
<td>NA</td>
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<tr>
<td>United States territory.</td>
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<tr>
<td>The proposed brownfield site is impacted by mine-scarred land.</td>
<td>#1&amp;2</td>
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<td>The priority site(s) is adjacent to a body of water (i.e., the border of</td>
<td>#1&amp;2</td>
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<td>the priority site(s) is contiguous or partially contiguous to the body of</td>
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<tr>
<td>water, or would be contiguous or partially contiguous with a body of water</td>
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<tr>
<td>but for a street, road, or other public thoroughfare separating them).</td>
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<tr>
<td>The priority site(s) is in a federally designated flood plain</td>
<td>#2&amp;3</td>
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<tr>
<td>The reuse of the priority site(s) will facilitate renewable energy from</td>
<td>#2&amp;3</td>
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<tr>
<td>wind, solar, or geothermal energy.</td>
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<tr>
<td>The reuse of the priority site(s) will incorporate energy efficiency</td>
<td>#2&amp;3</td>
</tr>
<tr>
<td>measures.</td>
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<tr>
<td>30% or more of the overall project budget will be spent on eligible</td>
<td>NA</td>
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<tr>
<td>reuse/area-wide planning activities, as described in Section I.A, for</td>
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<td>priority site(s) within the target area.</td>
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<tr>
<td>The target area(s) is located within a community in which a coal-</td>
<td>#1&amp;2</td>
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<td>fired power plan has recently closed (2011 or later) or is closing.</td>
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</table>
8. **Letter from the State or Tribal Environmental Authority**
   a. Letter from the Pennsylvania Department of Environmental Protection supporting the project is attached.

9. **Releasing Copies of Applications**
   Not applicable  No portions of this application are being claimed as confidential, privileged, or sensitive information.
November 17, 2021

Mike Belding, Chairman
Greene County Industrial Development Authority
93 East High Street, Suite 214
Waynesburg, PA 15370

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

Dear Mr. Belding:

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 Greene County Industrial Development Authority’s application for a US EPA Brownfields Community Wide Assessment Grant in the amount of $500,000 to conduct environmental assessments on numerous brownfields sites to facilitate revitalization and redevelopment. 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 Greene 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

Rachel Carson State Office Building | P.O. Box 8471 | Harrisburg, PA 17105-8471
717.783.1566 | Fax 717.772.5598  www.dep.pa.gov
1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

   a. Target Area and Brownfields

      i. Background and Description of Target Areas

Greene County (the County) is located in rural southwestern Pennsylvania along the Pennsylvania-West Virginia border and is bounded to the east by the Monongahela River. The economy of this low-income Appalachian community is heavily reliant on the coal-mining industry which has been the primary industry in this region since the early 1900s. Bituminous coal mining began in Greene County in 1902 and the county still contains the largest bituminous coal reserves in the state. Coal mining is one of, if not, the largest employer in Greene County. One in five county residents is employed in the coal-mining industry. However, dependence on this industry is diminishing as the link between fossil fuels and carbon pollution is better understood and as regulations have shifted reliance away from this economically and socially important industry in Greene County. Directly related to this downturn in coal mining, Alpha Resources closed the “Emerald Mine” in Greene County in 2014 and the Cumberland Mine in 2015 which supported over 500 jobs. Additionally, FirstEnergy closed the Hatfield coal-fired power plant in Cumberland Township, eliminating over 100 jobs in Greene County in 2014.

The deleterious effects of a century of intensive land-use related to mining for power generation and coking for the steel industry have created hundreds of brownfields sites of all sizes with myriad environmental and physical hazards across the entire county. Coal ash piles, mine fill sites, riverfront industrial sites, abandoned service stations, storage tank sites, and the associated deteriorating infrastructure are ubiquitous in the county. These sites have negatively impacted the overall economic, social, health, and environmental conditions of the County. In many areas, brownfields are located near sensitive populations living in disadvantaged and low to moderate income communities. These communities are largely small, rural and lack the resources to confront the complex challenges of redeveloping brownfields. The Greene County Industrial Development Authority (GCIDA) has recognized this and is submitting this application for a US EPA Community Wide Brownfields Assessment Grant, in cooperation with the Board of Greene County Commissioners, to assess and begin the process of redeveloping brownfields, including abandoned mine scarred lands, throughout Greene County. The priority sites planned for assessment as part of this application are located in “Future Investment Areas” as identified by the 2020 Greene County Comprehensive Plan. The areas were developed by outreach, public meetings, and stakeholder input.

      ii. Description of the Priority Brownfields Sites

The following sites were identified within “Future Investment Areas” and include former coal mine lands; coal-processing sites; associated transportation facilities including rail yards and river barge docks; as well as the former industrial facilities which utilized local coal resources to fuel operations. The County is primarily agricultural and rural, outside of the coal mine lands and industrial areas. Population centers are concentrated in the areas of the coal mining/processing and industrial operations as these were the areas for a majority of employment opportunities. Therefore, a majority of the identified and priority brownfields sites are located near population centers, creating an accumulation of contamination near more densely populated areas throughout the County. These brownfield sites are negatively impacting sensitive and disadvantaged populations by potentially exposing them to contaminants through multiple pathways. The priority sites were identified as being in communities with high unemployment and poverty rates and targeted areas for reinvestment as identified in the 2020 Greene County Comprehensive Plan. These communities have been decimated and waterways all over the County are negatively impacted by these brownfields. The Pennsylvania Department of Environmental Protection (PADEP) lists over 6,000 regulated or potentially impacted sites and locations throughout Greene County including mine fill sites, automotive repair shops, fueling stations, machine shops, coal mines, and vacant manufacturing facilities (PADEP eFACTS search1). The priority sites identified are described below.

905 Crucible Road, Cumberland Township

This site is a priority site as the County was approached by a developer for this site based on its location and existing infrastructure. This site was a former coal mine, processing and transportation area which included a former rail yard and is located along the Monongahela River. This site is 112-acres and currently vacant. This site is a priority for assessment and reuse as it is tied into local infrastructure which has made its location attractive to the manufacturing/distribution industry. However, the former use as a coal mining, processing, and shipping facility have left an environmental legacy of unknown potential contamination including but not limited to: heavy metals, petroleum hydrocarbons, solvents (i.e., TCE) and polycyclic chlorinated biphenyls (PCBs), commonly associated with these types of facilities which has stymied redevelopment. The planned redevelopment of this site is industrial manufacturing and distribution. This site is partially located within FEMA Flood Zone AE. The

1 PADEP eFacts: https://www.ahs.dep.pa.gov/eFACTSWeb/default.aspx/default.aspx
assessment activities which are needed for redevelopment are cost prohibitive without EPA Brownfields grant funding.

273 Alicia Road (Robena Site), Monongahela Township

This site was a former coal mine, processing and transportation area which included a former rail yard and is located along the Monongahela River. This site is 1,300-acres with rail and river access. This site is a priority for assessment and reuse as it is was selected by the Pennsylvania Department of Community and Economic Development as part of redevelopment planning study, the “Robena Development Playbook” January 2021. The “Playbook” evaluated various redevelopment strategies and marketing potential. “The Playbook also serves as a single, organized source of information about the Robena Site to stimulate discussion, creative thought, and future considerations for site redevelopment”. Due to the success of the Playbook, the site has been identified as an excellent industrial and economic growth opportunity, particularly since similarly sized acreage that can accommodate commercial and industrial growth and is served by existing infrastructure is difficult to find in the Southwest Pennsylvania region. Based on the “Playbook” a coal mine land developer has expressed interest in redeveloping this site due to the development potential and proximity to existing infrastructure, though known and unknown environmental liabilities at the site have prevented further redevelopment interest. The planned redevelopment of this priority site, after appropriate environmental assessment and remediation, include an industrial park with solar electricity generation and solar panel and battery manufacturing that will utilize the existing infrastructure which include rail line and river barge access. A Phase I ESA completed on this site identified Recognized environmental conditions including: five underground storage tanks containing approximately 31,000 gallons of gasoline and diesel fuel; as well as several slurry ponds (known to contain metals); and electrical transformers (which may contain PCBs). This site is partially located within FEMA Flood Zone AE.

b. Revitalization of the Target Area

i. Reuse Strategy and Alignment with Revitalization Plans

The GCIDA would utilize this grant to assess brownfields across Greene County (the County) and restore their potential as both economic and community resources. This would in turn allow the GCIDA to work toward achieving the goals outlined in the Greene County Comprehensive Plan (2020), which include: Development of an environmentally sound transportation system: Improvement of the overall quality of life in the area; Maintain a balance between development and sustainability; Identification of areas of the County that should be more closely reviewed for impacts on resources; and Protection of existing natural resources and open space. These long-term capital improvement and community revitalization plans have identified several key areas for planned redevelopment and reuse. These goals are consistent with Sustainability and Livability Principles to promote smart growth in communities across the country. However, properties targeted by the various county plans, partnerships, and initiatives need to be assessed for environmental concerns associated with historical uses. Greene County will use the following systematic approach to brownfields redevelopment across the County with the Assessment Grant funding.

Assess and redevelop brownfields that support and catalyze additional redevelopment: Assessment funding for brownfield sites will be used to conduct Phase I and Phase II ESAs as part of a dynamic approach to assess brownfields sites that have been identified by private industry. This approach will allow the brownfields assessment program to be responsive to new interest and capitalize on redevelopment interest.

Assess and redevelop brownfields that connect, expand or create greenspaces and support sustainable transportation: As outlined in the Comprehensive Parks, Recreation, and Trails/Greenways Plan, the County is currently prioritizing the extension of the Greene River Trail, which is owned and managed by the Greene County Board of Commissioners, to connect with trail networks in the adjoining counties (Washington and Fayette) in Pennsylvania. Additionally, the County has a plan to expand their greenway network to connect and increase accessibility to protected resources by connecting “hubs” and “spokes” of greenspaces. The primary challenge to these plans is access to strategically located parcels of land that will allow for the proposed expansion/extension. Sites that will facilitate greenway expansion and trail extensions will be identified and assessed during the project to promote these county-wide goals. Phase I and Phase II ESAs will be conducted as necessary to support county-wide greenspace expansion and sustainable transportation goals.

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2 PA DCED 2021. Robena Development Playbook

1 Livability Principles defined by the Partnership for Sustainable Communities between the US EPA, US Department of Transportation and the US Department of Housing and Urban Development to help communities improve access to affordable housing and transportation while protecting the environment.
Assess and redevelop brownfields in urbanized areas and neighborhoods: Using funding from Assessment Grants, Greene County will identify and assess brownfields sites affecting disadvantaged and sensitive populations in Cumberland Township/Monongahela Township and in the surrounding boroughs (e.g., Jefferson, Greensboro, and Rices Landing). The sites will be prioritized based on accessibility, potential for redevelopment, and their connection to existing transportation infrastructure. Brownfield sites will be evaluated and will include County properties, privately-owned distressed properties, and blighted sites using input from public outreach. Phase I and Phase II ESAs will be conducted as necessary to support redevelopment in urbanized areas of the County. For sites where property transactions are imminent, a Phase I ESA will be completed to satisfy the future owner’s due diligence requirements.

ii. Outcomes and Benefits of Reuse Strategy
Revitalization of these sites will support the goals of the Greene County 2020 Comprehensive plan by promoting: sustained economic growth, new investments and jobs, safer streets, stronger healthier families, increased pride, and the removal of environmental and physical hazards from the community. The priority sites have been identified not only by the County but also, in the case of the priority Robena Site, by the Pennsylvania Department of Community and Economic Development (DCED). The DCED prepared a “Playbook” which evaluated site reuse and redevelopment opportunities. The planned redevelopment of this priority site, after appropriate environmental assessment and remediation, includes an industrial park with solar electricity generation and solar panel and battery manufacturing that will utilize the existing infrastructure which include rail line and river barge access. The size of the Robena Site, over 1,300-acres, also enables the development of a solar farm on the former mine scarred land areas. The solar development would provide clean carbon free energy to the industrial park. The priority Cumberland Township Site has been evaluated for construction of a manufacturing/distribution facility due to its location on the Monongahela River and existing infrastructure. The other priority sites are located within disadvantaged communities, many of which were developed as residences for the jobs created by the former industries. The environmental assessment/remediation and redevelopment of these priority sites, as planned, would create over 1,000 jobs.

c. Strategy for Leveraging Resources
i. Resources Needed for Site Reuse
The environmental unknowns and associated unknown costs of remediation of the brownfields sites throughout the County, specifically the priority sites, make any attempt at redevelopment unfeasible. Upon completion of assessment activities conducted utilizing funding from the US EPA Brownfields Assessment grant, remedial strategies and costs will be developed. Quantifying the remedial costs will enable the prospective redevelopment activities to be developed. The unknown environmental impacts and liabilities are the only obstacle preventing redevelopment of these sites. The funding afforded from the US EPA Brownfields Assessment grant will enable the GCIDA to remove this obstacle and move these sites toward redevelopment. The GCIDA recently leveraged their previous EPA Brownfields 2018 grant to complete assessment activity at a former priority site, a former coal mining/processing site. The site is now under agreement with a private solar developer for the construction of a solar farm. The GCIDA lease agreement of the assessed brownfield site with the solar generation developer will provide funding to the GCIDA on an annual basis. This funding may be used for additional brownfields redevelopment opportunities. The current priority sites have similar interest however, the unknown environmental liability presents an obstacle of unknown financial impact.

The environmental assessment activities and remedial planning will enable the GCIDA to also access additional competitive and non-competitive grant-funding sources, many of which require development of a remedial strategy to access. The GCIDA has a strong history of leveraging funding for community revitalization projects and initiatives. If the assessments determine that additional work is required, the County will leverage funding via the Pennsylvania Department of Community and Economic Development – Industrial Sites Reuse Program which provides 75% of brownfields cleanup cost up to $1 million. Potential sources of leveraged support are detailed in the following list for the duration of the grant period. The GCIDA has recently been awarded an ISRP grant for $187,500, for a previous priority site. The following is a list of redevelopment leveraging that the GCIDA has successfully utilized for previous redevelopment projects.

- **Industrial Sites Reuse Program** – This Pennsylvania Department of Community and Economic Development program provides assessment and remediation funding. The GCIDA was recently awarded a grant for the assessment of the Former Gateway Site. (Value: $187,500)
- **Appalachian Regional Commission Construction** – Greene County was awarded a $2.5 million grant for the installation, construction, and expansion of broadband internet access to rural and isolated regions of the
counties. This investment will increase redevelopment of brownfield sites in which limited broadband connectivity further restricts redevelopment. (Value $2.5 million)

- **GCIDA** – The applicant has established a revolving loan fund, competitively funded by the State, which provides seed money to promote job development and business growth in the County. (Value: $50,000)

- **Pennsylvania Industrial Development Authority (PIDA)** – This PA Department of Community and Economic Development program provides low-interest loan financing through Industrial Development Corporations for land and building acquisition, construction and renovation, resulting in the creation or retention of jobs (Value: up to $2 million)

- **Redevelopment Assistance Capital Program** – This Pennsylvania economic development program provides grant funding for projects which generate substantial increases of employment, tax revenues, and other economic activity. The GCIDA has worked with this program for economic development projects and leveraged over $5 million for nine redevelopment projects. (Value: up to $5 million)

If the assessments of priority sites funded with this US EPA Brownfields Assessment Grant determine that additional work is required, the GCIDA will leverage funding sources that have historically been available through partnerships the GCIDA has established. In addition, when appropriate, the GCIDA and the qualified environmental professional will consult with qualified legal counsel to pursue past responsible parties to participate in the investigation and remediation of contaminated sites.

**ii. Use of Existing Infrastructure**

The priority brownfields sites are former industrial facilities which are already tied into existing infrastructure. These sites have existing water, electric, sewer, and transportation networks including; rail, river, and road. The priority Robena Site offers approximately 3,100 feet of waterfront access to the Monongahela River, which is approximately 82-miles by river to Pittsburgh. The Monongahela River is part of the U.S. Inland Waterways System which provides access not only to the central eastern portion of the United States, but ultimately to the Great Lakes and Gulf of Mexico\(^4\). Currently, there are six mooring cells (large structures for mooring barges) located in the northern portion of the Site along the Monongahela River. All existing utilities will be utilized to support development. The GCIDA brownfields inventory identification and ranking system includes a metric which evaluates sites based on connectivity to existing infrastructure. These sites are given higher priority.

In planning for county-wide telecommunications service expansion and modernization, the County recently was awarded a $2.5 million Appalachian Regional Commission grant for the installation and expansion of broadband internet. This investment will increase the redevelopment potential for the underserved, environmental justice communities in which the priority brownfield sites are located.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need

i. The Community’s Need for Funding

Greene County has relied on the tax revenue generated by coal-mining activities for decades. Coal companies have paid value taxes on the minerals for which they own the rights and also paid property and improvement taxes which were a significant source of income for the County. As mining activities and production have dropped off, so to have the value tax coal assessment tax revenue streams. At the recent peak of coal mining in 2015, Greene County was receiving $4.2 million annually in real estate taxes. With the mine closures, this has steadily dropped and in 2021, these revenues fell by $1.4 million while alternative revenue sources have not offset these revenue losses leading to county-wide budget shortfalls and further reductions in social services.

Coal mine, factory, and power plant closures have left many without jobs. Additionally, the skill sets of these industries limit transitional job prospects. In August 2014, 500 jobs were cut at the Emerald Mine which is located near Waynesburg, the county seat. FirstEnergy closed the Hatfield coal-fired power plant in Cumberland Township, eliminating over 100 jobs in Greene County in 2014. The COVID-19 pandemic only exacerbated this trend. The unemployment rate in Greene County is 14.1%\(^5\) compared to neighboring Washington County with an unemployment rate of 12.7% or Pennsylvania at 6.4%. The median household income in Greene County is $54,776, compared to neighboring Washington County at $63,543 or Pennsylvania with $61,744. The loss of quality, jobs paying a living wage has caused the population of the County to fall, with a -6.3% drop from 2010 as county residents seek employment elsewhere. These factors, in conjunction with the blight and unknown

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\(^4\) PA DCED Robena Playbook

\(^5\) US Census; [www.census.gov](http://www.census.gov)
environmental impacts from the numerous brownfield sites, including vacant mine scarred land, have caused property values to fall. The 2021 Greene County operating budget has $988,898 less in revenue than the 2020 Operating Budget. These factors greatly diminish the availability of funding for brownfields redevelopment. Without the revenue to initiate environmental assessments on the priority brownfield sites, economic recovery is essentially stalled.

ii. Threats to Sensitive Populations
(1) Health or Welfare of Sensitive Populations
The identified priority brownfields sites are primarily associated with coal mining, processing, and industrial operations including rail yards. With the reduction in the importance of the coal industry and associated job loss, the levels of poverty in Greene County have risen. The priority sites are located in the more densely populated townships of Greene County including the locations of the priority sites in Cumberland and Monongahela. The locations of these brownfields sites and denser population centers have created a notable and documented impact to not only the immediate communities surrounding these sites but to Greene County as a whole. The priority sites have significant poverty and unemployment, up to 27% unemployment and 44% poverty (census tracts 9702.00 and 9705.01 respectively), according to the Pennsylvania Department of Environmental Justice. According to the EPA’s EJSCREEN Tool, the percentage of children under 5 living in poverty across Greene County is 24%, significantly higher than the adjacent Washington County where only 14.6% of children under 5 live below federal poverty levels. Based on the EPA’s EJSCREEN Tool, the areas of the priority brownfields sites are in the 80th percentile for low income population. The populations in the areas surrounding the identified brownfield sites do not have the resources to relocate and suffer the environmental injustice of being overlooked and forced to endure the environmental conditions left behind from the natural resource extraction industries whom used the natural resources and moved on.

(2) Greater Than Normal Incidences of Disease and Adverse Health Conditions
The legacy of coal mining, rail yards, and the associated industries which utilized this resource has had a measurable and negative impact on the environmental conditions and human health of Greene County residents. The planned reinvestment and reuse of these brownfield sites will address environmental conditions as part of the redevelopment which will have a concomitant positive impact on the human health in brownfields-impacted communities. According to the Pennsylvania Department of Health6: the age adjusted rate per 100,000 people affected by lung cancer in Greene County is 81.7, significantly higher than Pennsylvania as a whole at 61.5; the percentage of Low Birthweight of Live Term Singleton Births is 3.6% which is significantly higher than Pennsylvania as a whole at 2.6%; and the percentage of Preterm Births in Greene County is 9.2% which significantly higher than Pennsylvania as a whole at 7.7%. According to a 2006 Environmental Defense Fund report on rail yards and rail lines, Smokestacks on Rails, “locomotive emissions would be responsible for more than 4,000 non-fatal heart attacks, more than 60,000 cases of acute bronchitis and exacerbated asthma in children nationwide.” Accordingly based on data from the Pennsylvania Department of Health, Greene County has higher occurrences of chronic obstructive pulmonary disease (COPD) at a rate of 31.2% (per 10,000) versus Pennsylvania as a whole at 17.6% (per 10,000), as well as heart attacks at 21.5% (per 10,000) versus Pennsylvania as a whole at 16.5% (per 10,000).

(3) Promoting Environmental Justice
Consistent with the US EPA’s EJ 2020 Action Agenda goal to expand the positive impact of brownfields revitalization within overburdened communities, the GCIDA is focused on those neighborhoods and communities where promoting the principles of environmental justice (EJ) will be most impactful. Greene County is a rural community with a history of coal mining and associated industries. Due to the rural nature of the county, population centers are concentrated in the areas of the former industries and coal mines. The rural nature of the county depresses population counts however the high levels of poverty and unemployment are no less impactful. These communities were built up around the coal industry. The cost to redevelop these areas is significantly higher than more urban areas due to the scar of coal mining and lack of population, so these communities have become the overlooked disenfranchised. Environmental Justice is not limited to more populous areas nor is the impact of poverty or unemployment and the stresses associated with both. The areas targeted for assessment activities under this EPA Brownfields Grant application were identified as part of the Greene County Comprehensive Plan 2020. Compared to the rest of Pennsylvania, the prevalence of closed facilities and brownfields in Greene County has contributed to higher unemployment (14.1%), increased poverty rates in

targeted communities (up to 27%), and a lower median household income ($54,776) verses Pennsylvania as whole ($61,744) which have disproportionately impacted disadvantaged communities (2019 US Census American Community Survey data and 2020 PA EJ Mapper). These sites are also sources of vagrancy and substance abuse and represent both acute and long-term, human-health liabilities to the surrounding communities, though they lack the resources to mitigate these persistent hazards.

The priority sites were selected as they have been identified by private industry for new locations for sustainable manufacturing, solar electric generation and solar panel manufacturing. The remaining obstacle are the unknown environmental legacy issues. The assessment and cleanup of these sites would enable the redevelopment of these sites. The planned redevelopment of these site is estimated to create over 500 jobs in the next two years with livable wages. These new, sustainable jobs would lift these communities out of poverty, enable blight removal and historical environmental impacts from the disadvantage communities of Greene County. GCIDA is committed to supporting EJ initiatives like Justice40 to remove the blight, environmental hazards, and human impacts in the disadvantaged communities of Greene County. Accordingly, the GCIDA has set a goal to allocate at least 40% of the budget for direct assessment tasks and activities to sites within disadvantaged communities. This focus is also consistent with Pennsylvania’s commitment to EJ principles which affirm that all Pennsylvania’s are entitled to fair and equitable treatment and should be able to live in and enjoy a clean and healthy environment, as reiterated and expanded in Governor Wolf’s October 2021 executive order (2021-07, Environmental Justice). To further incorporate EJ principles into their brownfields program, the GCIDA’s site-ranking criteria will be weighted to prioritize those sites within PADEP’s EJ areas (dep.pa.gov/EJViewer) and data from the US EPA’s EJSCREEN Tool.

**b. i and ii Community Engagement**

Engaging the civic groups, residents, and local organizations representing communities adversely affected by brownfields enables the GCIDA’s revitalization program to continue to be successful and impactful. Below are some of the community partners the GCIDA has been working with to identify and prioritize sites throughout the County. Throughout the duration of the program, the GCIDA will continue to actively engage additional partners to broaden their community connections and outreach.

<table>
<thead>
<tr>
<th>Name of Entity</th>
<th>Point of Contact</th>
<th>Specific Involvement</th>
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<tr>
<td>Greene County – Brownfields</td>
<td>Crystal Simmons</td>
<td>Community Outreach and engagement. GCBRAC holds quarterly public meetings to discuss brownfields initiatives</td>
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<tr>
<td>Redevelopment Advisory Committee</td>
<td><a href="mailto:csimmons@co.pa.greene.com">csimmons@co.pa.greene.com</a></td>
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<tr>
<td></td>
<td>724-852-5260</td>
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<tr>
<td>Western Pennsylvania Coaliton for Abandoned Mine Reclamation</td>
<td>Andy McAllister <a href="mailto:andy@wpcamr.com">andy@wpcamr.com</a></td>
<td>Community coordination in mine scarred communities</td>
</tr>
<tr>
<td></td>
<td>814-472-1800</td>
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</tr>
<tr>
<td>River Town Program</td>
<td>Cathy McCollum <a href="mailto:cmccollum@river.com">cmccollum@river.com</a></td>
<td>Community development program in communities along the Monongahela River</td>
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<td></td>
<td>814-521-3520</td>
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**iii. Incorporating Community Input**

Once the award has been secured, the GCIDA will be focused on engaging the community with a program of active outreach to identify potential brownfields sites to assess and developing the site priority list. In a series of quarterly public meetings to be held at various municipal meeting halls throughout the County, the GCIDA in conjunction with the GC-BRAC, Western Pennsylvania Coalition for Abandoned Mine Reclamation, and River Town Program, will solicit members of the communities they serve to identify sites they consider to be brownfields and sites that they feel are negatively impacting health and welfare in the County. New sites will be added to the inventory of potential sites to assess. The meeting presentation materials and minutes will be posted on Facebook, LinkedIn, and the GCIDA and County websites. In December 2014, Greene County Industrial Development Authority formally organized the Greene County Brownfield Redevelopment Advisory Committee (GC-BRAC) as a means to involve the community and other stakeholders in the planning and implementation of projects related to brownfield redevelopment. GC-BRAC has partnered with Greene County by providing community input in brownfield sites selection by working with cross-County agencies and municipalities to identify and prioritize potential brownfields sites. Quarterly meetings are held in the county seat located in Waynesburg, PA at the County office Building, Commissioners 2nd floor conference room. The County has also
established a free call in number for members of the county to attend the quarterly meetings virtually due to the COVID-19 pandemic and have their voices heard. The free call in line information is provided on the GCIDA webpage.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS
   a. Description of Tasks/Activities

<table>
<thead>
<tr>
<th>Task 1: Programmatic</th>
</tr>
</thead>
<tbody>
<tr>
<td>i. Project Implementation:</td>
</tr>
<tr>
<td>▪ Overall programmatic and administrative oversight and cooperative agreement compliance</td>
</tr>
<tr>
<td>▪ Solicitation, selection, and contracting the qualified environmental professional (QEP)*</td>
</tr>
<tr>
<td>▪ Annual and quarterly performance reporting (US ACRES) and ASAP accounting updates</td>
</tr>
<tr>
<td>▪ Travel for applicant attendance at conferences to present program success stories</td>
</tr>
<tr>
<td>▪ Development and submission of the Quality Management Plan (QMP).</td>
</tr>
<tr>
<td>ii. Anticipated Project Schedule: The solicitation for and selection of the QEP will be completed within 3 months following execution of the cooperative agreement (CA). The QMP will be developed and submitted within 90-days of grant performance period. All other administrative tasks will be completed as required in the CA over the grant performance period.</td>
</tr>
<tr>
<td>iii. Task/Activity Lead: Greene County Industrial Development Authority (Applicant)</td>
</tr>
<tr>
<td>iv. Outputs: CA execution, QEP solicitation and contracting, EPA approved QMP, 12 quarterly update reports (US ACRES), accounting updates (ASAP), annual FFR and MBE/WBE reporting, 1 kickoff meeting with US EPA, and travel to up to 3 conferences, and grant closeout reporting.</td>
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<table>
<thead>
<tr>
<th>Task 2: Community Outreach</th>
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</thead>
<tbody>
<tr>
<td>i. Project Implementation:</td>
</tr>
<tr>
<td>▪ Public announcements of grant progress, updates, and public meetings*</td>
</tr>
<tr>
<td>▪ Solicitation of community input through GCIDA social media accounts and email newsletters</td>
</tr>
<tr>
<td>▪ Secondary information distribution via GCIDA community engagement partners*</td>
</tr>
<tr>
<td>▪ Host a public kick-off meeting in the County Offices to inform the community and solicit input</td>
</tr>
<tr>
<td>▪ Outreach to community engagement partners, local governments, and private stakeholders*</td>
</tr>
<tr>
<td>ii. Anticipated Project Schedule: Initial public meeting will be scheduled during the first quarter following grant award. Over the three years of the program, updates, announcements, and solicitations for input will be posted regularly via GCIDA social media accounts and websites and public update meetings to be held quarterly, or as needed, based on community input, site selection, and program progress.</td>
</tr>
<tr>
<td>iii. Task/Activity Lead: Greene County Industrial Development Authority (Applicant)</td>
</tr>
<tr>
<td>iv. Outputs: Host up to 12 public meetings, social media and website updates, creation of marketing materials, press releases, and regular outreach to community engagement partners.</td>
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<thead>
<tr>
<th>Task 3: Site Inventory and Selection</th>
</tr>
</thead>
<tbody>
<tr>
<td>i. Project Implementation:</td>
</tr>
<tr>
<td>▪ Maintain, update, rank, and prioritize brownfields inventory sites*</td>
</tr>
<tr>
<td>▪ Coordinate with community engagement partners and direct the selected QEP to develop an inclusive list of more communities and brownfields sites throughout the County</td>
</tr>
<tr>
<td>▪ Site owner outreach*, site access coordination, and completion of site access agreements</td>
</tr>
<tr>
<td>▪ Preparation of Property Approval Questionnaires (PAQs) and coordination of requisite eligibility determination for low-risk petroleum sites with the Pa Dept. of Environmental Protection</td>
</tr>
<tr>
<td>ii. Anticipated Project Schedule: The existing site inventory will be actively expanded during the first 6-9 months following grant award and updated for the duration of the performance period. Site selection will be completed and access agreements, PAQs, and petroleum eligibility determination coordination, as necessary, will be completed continuously following grant award.</td>
</tr>
<tr>
<td>iii. Task/Activity Lead: Greene County Industrial Development Authority (Applicant)</td>
</tr>
<tr>
<td>iv. Outputs: Update and expand site inventory list, rank and identify priority sites, complete up to 15 PAQs and site access agreements, hazardous, along with eligibility determination coordination for up to 5 petroleum products sites, and complete up to 10 site inventory evaluation visits.</td>
</tr>
</tbody>
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<thead>
<tr>
<th>Task 4: Site Assessments</th>
</tr>
</thead>
<tbody>
<tr>
<td>i. Project Implementation:</td>
</tr>
<tr>
<td>▪ Prepare and submit a quality assurance program plan (QAPrP) for both hazardous substances and petroleum products to be used for the duration of the performance period for all sites</td>
</tr>
<tr>
<td>▪ Coordinate site access at eligible sites to complete Phase I/II activities*</td>
</tr>
</tbody>
</table>
- Complete up to 20 Phase I ESAs (and accompanying US EPA All Appropriate Inquiry Checklists) in accordance with ASTM E1527-13 (The ASTM is anticipated to be updated this year, if approved the updated format will be utilized) and All Appropriate Inquiry requirements
- Complete up to 10 Phase II ESAs, which include the completion and submission of a health and safety plan (HASP) and requisite Field Sampling Plan (FSP) to evaluate environmental conditions at selected sites, consistent with the Pennsylvania Land Recycling Program

### ii. Anticipated Project Schedule
- Phase I ESAs will be initiated within 6 months of the start of the program and will be ongoing throughout the duration of the performance period. A FSP, HASP, and Phase II ESA report will be completed for each site, as appropriate, based on the findings of the Phase I ESA on a rolling basis following completion of the Phase I. The QAP will be completed and submitted to the US EPA within the first 6 months of the program and prior to completion of any Phase II ESA activities.

### iii. Task/Activity Lead
- The selected Qualified Environmental Professional. At the direction of the GCIDA (Applicant), the QEP will be the Task 4 lead because of the specialized expertise and familiarity with programmatic requirements of the US EPA Brownfields Assessment Grant program, experience with Pennsylvania Land Recycling Program regulations, and specialized training necessary to complete the activities for Task 4.

### iv. Outputs
- 20 Site Access Agreements, 20 Phase I ESA reports, 1 QAP, 10 FSPs, 10 HASPs, 10 Phase II ESA reports, and US ACRES updates.

#### Task 5: Remedial Planning and Design

### i. Project Implementation
- Complete up to 4 Remedial Action Plans (RAPs) for sites based on the results of the Phase I and Phase II ESAs and reuse potential
- The RAPs will outline the remediation plan for specific sites and will be used to either leverage additional assessment and cleanup funds from applicable programs or serve as a workplan for privately funded remediation work, as applicable

### ii. Anticipated Project Schedule
- RAPs will be developed and submitted to the US EPA within 3 months following the completion of Phase II ESA activities for a given site, as appropriate.

### iii. Task/Activity Lead
- The selected Qualified Environmental Professional. At the direction of the GCIDA (Applicant), the QEP will be the Task 4 lead because of the specialized expertise and familiarity with programmatic requirements of the US EPA Brownfields Assessment Grant program, experience with Pennsylvania Land Recycling Program regulations.

### iv. Outputs
- Complete up to 4 RAPs, identify secondary funding programs to leverage with the completed RAPs.

#### b. Cost Estimates

##### Task 1: Programmatic Costs

**Personnel** - 200 hours at an average rate of $50/hour = $10,000; **Travel** - $800 for attendance at three conferences = $2,400; **Supplies** - $1,200 for printing and distribution, website maintenance fees. **Contractual** – The QEP will assist the CAR in development and submission of the QMP = $2,500.

##### Task 2: Community Outreach Costs

**Personnel** - 60 hours at an average rate of $50/hour = $3,000; **Supplies** - $1000 for newspaper fees, website/social media fees, printing information materials; **Contractual** – five days for the QEP to attend and support outreach meetings at an average rate of $1,000/day = $5,000.

##### Task 3: Site Inventory and Selection Costs

**Personnel** - 40 hours at an average rate of $50/hour = $2,000; **Travel** - 40 hours at an average rate of $50/hour = $2,000 for the GCIDA to visit potential sites; **Contractual** - 26 days for the QEP to assist in contacting site owners, completing Property Profile Forms, canvassing, inventory database development and maintenance, and GIS mapping at an average rate of $1,000/day = $26,000.

##### Task 4: Site Assessments Costs

**Personnel** - 40 hours at an average rate of $50/hour = $2,000; **Contractual** – The QEP will complete 20 Phase I ESAs at an average cost of $5,500 each = $110,000, a QAP at a cost of $2,500, 10 Phase II ESAs (including Site Access Agreements, FSP, HASP, and Phase II ESA report) at an average cost of $30,000 each = $300,000.

##### Task 5: Remedial Planning and Design Costs

**Personnel** - 40 hours at an average rate of $50/hour = $2,000; **Contractual** – The QEP will complete 4 RAPs at an average cost of $6,850 each = $27,400.
### Budget Categories

<table>
<thead>
<tr>
<th>Budget Categories</th>
<th>Programmatic</th>
<th>Community Outreach</th>
<th>Inventory / Selection</th>
<th>Assessment</th>
<th>Remedial Planning</th>
<th>Total</th>
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<tbody>
<tr>
<td>Personnel</td>
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<td>$3,000</td>
<td>$2,000</td>
<td>$2,000</td>
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<td>$27,400</td>
<td>$474,400</td>
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<td>Other</td>
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<td>$0</td>
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<tr>
<td><strong>Total Direct Costs</strong></td>
<td><strong>$16,100</strong></td>
<td><strong>$11,000</strong></td>
<td><strong>$28,000</strong></td>
<td><strong>$415,500</strong></td>
<td><strong>$29,400</strong></td>
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<td>Indirect Costs</td>
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<tr>
<td><strong>Total Federal Funding</strong></td>
<td><strong>$16,100</strong></td>
<td><strong>$11,000</strong></td>
<td><strong>$28,000</strong></td>
<td><strong>$415,500</strong></td>
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<td>$0</td>
<td>$0</td>
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<td>$0</td>
</tr>
<tr>
<td><strong>Total Budget</strong></td>
<td><strong>$16,100</strong></td>
<td><strong>$11,000</strong></td>
<td><strong>$28,000</strong></td>
<td><strong>$415,500</strong></td>
<td><strong>$29,400</strong></td>
<td><strong>$500,000</strong></td>
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</table>

### 4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

#### a. Programmatic Capability

##### i. Organizational Capacity

The GCIDA will be the lead agency for this grant. The GCIDA’s mission is the creation, attraction, and retention of business in the County. The GCIDA has successfully utilized EPA and state brownfields grants for the assessment and redevelopment of brownfield sites. This operational experience includes all aspects of technical, administrative and financial administration of millions of federal and state grant and entitlement programs. GCIDA has carried out grant/entitlement programs which included: contractor procurement, project bidding, financial reporting, and grant reporting.

##### ii. Organizational Structure

The GCIDA is a general purpose of local government and was established in 1967 and duly formed under the provisions of the Pennsylvania Economic Development Financing Law. The GCIDA is led by Mr. Richard Cleveland, Executive Director of Community Development and Ms. Crystal Simmons, Director Community Development Block Grant Program. The GCIDA’s mission is the creation, attraction, and retention of business in the County. The GCIDA offers financial loan programs and technical assistance in conjunction with State legislatures and community development partners, Waynesburg University and the University of Pittsburgh Institute of Entrepreneurial Excellence. The GCIDA is the lead agency for industrial recruitment and expansion in Greene County and actively partners with the Greene County Board of Commissioners. The GCIDA has successfully utilized EPA and state brownfields grants for the assessment and redevelopment of brownfield sites.
iii. Description of Key Staff

Mr. Richard Cleveland is the Executive Director of County Development with over 30 years of brownfields redevelopment experience. Mr. Cleveland has overseen numerous community and economic redevelopment programs in excess of $10 million in southwestern Pennsylvania during his career and will act as program director and will coordinate with key local and county officials. The day to day project operations, QEP management, reporting, and Automated Standard Application for Payments (ASAP) will be handled by Ms. Crystal Simmons. Ms. Simmons’ has over 10-years of County government experience and has overseen economic development projects ranging from water and sewer infrastructure to brownfields assessment and redevelopment. Ms. Simmons will be responsible for grant management, financial reporting, communication and community outreach and site selection. Ms. Simmons has managed all aspects of previous grant-funded brownfields redevelopment projects and assisted the County in accessing and utilizing in excess of $5 million in brownfields and site redevelopments, including the previous Greene County US EPA Brownfields Assessment grant in 2018.

iv. Acquiring Additional Resources

The GCIDA will retain a highly competent environmental consultant to assist in managing and tracking the activities funded by the Assessment Grant and to conduct the environmental assessments. The environmental consultant will be retained using a qualification-based selection process in accordance with Pennsylvania law and that complies with applicable federal funding procurement regulations (40 CFR §31.36). Additionally, the consultant will have previous experience on multiple brownfields redevelopment projects where multiple brownfields financing incentives were leveraged, including US EPA Assessment Grants to ensure they have successful experience with Assessment Grant procedures, requirements and timeframes.

b. Past Performance and Accomplishments

i. Currently Has or Previously Received an EPA Brownfields Grant

The GCIDA was awarded a US EPA Brownfields Community Wide Assessment grant for $300,000 in 2018. This grant was successfully drawn down and closed out in September 2021.

(1) Accomplishments

The GCIDA, through the properly procured QEP, completed a US EPA approved Quality Assurance Project Plan, seven Phase I ESA’s; two for sites potentially contaminated with hazardous substances and five for sites potentially contaminated with petroleum products. Three of the sites are adjacent to each other and one Phase II ESA under the petroleum funding was recommended for cost efficiencies. The second Phase II ESA was completed for the Mather Site as well as a Remedial Action Plan, which is the subject of this grant application. A Site-Specific Sampling and Analysis Plan was developed and approved by the U.S. EPA for the Locust Avenue Site. The Phase II ESA activities were initiated in March and the Phase II ESA Report was completed in April 2021. US ACRES was updated appropriately. No exceedances to the Pennsylvania Department of Environmental Protection Non-Residential Medium Specific Concentrations were identified in the areas of concern. The site is currently being prepared for commercial redevelopment. Additionally, the GCIDA utilized assessment-grant funding on a 70-acre parcel which has sat vacant for over 30-years and located in the heart of Morgan Township, Greene County. NJR Clean Ventures expressed interest in a portion of this site which prompted the GCIDA to utilize the grant funding to facilitate redevelopment of this site. The SAP was approved by the US EPA and the Phase II ESA was completed in June 2021. Soil exceedances of the Pennsylvania Department of Environmental Protection Non-Residential Medium Specific Concentrations for metals were identified in the areas of concern. The GCIDA has signed a letter of intent with NJR Clean Ventures for the redevelopment of the site.

(2) Compliance with Grant Requirements

The workplan submitted as part of the 2018 US EPA Brownfields Community Wide Assessment Grant estimated the GCIDA would complete a QAPP, property approval questionnaires, and site access agreements for eight Phase I ESA’s, six Phase II ESA’s, and three remedial action plans. The GCIDA completed a US EPA approved QAPP, property approval questionnaires and site access agreements for seven Phase I ESA’s, two Phase II ESA’s (on four parcels, three were adjacent and the GCIDA realized a cost benefit to treat the separate three parcels as one), as well as two Remedial Action Program Plans. One Remedial Action Program Plan was utilized to enter a site into the Pennsylvania Voluntary Cleanup Program. Over 70% of the 2018 US EPA Brownfields Community Wide Assessment grant was spent directly on assessment activities, i.e., inventory, site owner outreach, Phase I ESA’s, Site Specific Sampling and Analysis Plans, Phase II ESA’s and Remedial Action Plans. The GCIDA completed all EPA required reporting including: quarterly updates, ASAP drawdowns, MBE-WBE, Federal Financial Reporting, Anti-Lobbying forms, and grant close out reporting. The 2018 EPA Brownfields Community Wide Assessment grant was closed out in September 2021 and all funds were successfully utilized as planned.
III.B. Threshold Criteria for Assessment Grants

1. **Applicant Eligibility**
   The Greene County Industrial Development Authority is an eligible applicant to apply to the US EPA Brownfields Community Wide Assessment Grant as a general purpose of local government. The Greene County Industrial Development Authority was established in October 5, 1967 and duly formed under the provisions of the Pennsylvania Economic Development Financing Law (formerly known as the Industrial and Commercial Development Authority Law), as amended and supplemented, 73 P.S. Section 371 et seq. On January 19, 1995 a Resolution was adopted by the Greene County Board of Commissioners which amends the Articles of Incorporation to increase the Greene County Industrial Authority term of existence for a period ending October 5, 2044, and are attached herein.

   The Greene County Industrial Development Authority’s concentration is on Economic Development. The Authority’s focus is on the creation, attraction, and retention of business.

2. **Community Involvement**
   The Greene County Industrial Development Authority (GCIDA) has been engaging the communities of Greene County (the County) to help determine the list of priority brownfield sites. This engagement has been developed with the community based organization the Greene County Brownfields Redevelopment Advisory Committee (GC-BRAC), which was established in December 2014. The GC-BRAC host publicly advertised meetings, quarterly, immediately proceeding the GCIDA public monthly public meetings. Meetings are advertised in the Greene County website, co.greene.pa.us/Board-GCIDA. Through this public outreach the GCIDA has developed an inventory of over 80 brownfield sites.

   Once the award has been secured, the primary community outreach will include an advertised public “kick-off meeting” with an educational presentation with an overview of the planned grant assessment work and solicit public recommendations for additional priority sites. Advertisements for the award and kick-off meeting will be published in the local newspaper, Observer-Reporter, and on the GCIDA and County websites. Upon selection of a qualified environmental professional (QEP), the GCIDA will advertise and host a public outreach meeting and task the QEP to provide the public an overview of the program and solicit public input from community partners and stakeholders. The GCIDA utilized this strategy to great success under their 2018 US EPA Brownfields Community Wide Assessment Grant.

   The GCIDA and GC-BRAC will continue to solicit members of the community to identify sites they feel are impacting the health and welfare in the County. The GCIDA/GC-BRAC meeting presentation materials and meeting minutes will be posted on County social media accounts, including: Facebook, LinkedIn, and the GCIDA and County websites. Meetings are advertised in the Greene County website, co.greene.pa.us/Board-GCIDA.

3. **Named Contractors and Subrecipients**
   The Greene County Industrial Development Authority affirms it has not named nor procured a contractor or subrecipients prior to the award of Brownfields grant funding. If awarded the
GCIDA will utilize their standard competitive procurement practices, which follow 2 CFR § 200.317 through 200.326, to secure a qualified environmental contractor.

4. **Expenditure of Existing Grant Funds**
The Greene County Industrial Development Authority was awarded a $300,000 US EPA Brownfields Community Wide Assessment Grant in 2018. The grant was successfully utilized and closed out in 2021. Attached is a copy of the financial records from the Automated Standard Application for Payments (ASAP) displaying all funds have been utilized within the 3-year grant timeframe.

The GCIDA affirms it does not have an open EPA Brownfields Assessment Grant or Multipurpose Grant.