NARRATIVE INFORMATION SHEET –
REDEVELOPMENT AUTHORITY OF THE COUNTY OF WESTMORELAND

1. Applicant Information
Redevelopment Authority of the County of Westmoreland
40 North Pennsylvania Avenue
Fifth Floor, Suite 520
Greensburg, PA 15601

2. Funding Requested
   a. Assessment Grant Type – The Redevelopment Authority of the County of Westmoreland
      is requesting a Community Wide Assessment Grant
   b. Federal Funds Requested
      i. Community-Wide Assessment Grant in the amount of $ 500,000
      ii. Waiver of site-specific grant is not requested

3. Location
   The communities to be served are all located within Westmoreland County, Pennsylvania.
   Westmoreland County includes 65 separate municipalities. The target areas and priority sites are
   in Derry Borough, the City of Jeannette/Grapeville, the City of Monessen, and the Cities of
   Arnold and New Kensington. Other sites to be assessed will identified within some of the other
   60 municipalities in Westmoreland County, PA.

4. Target Area and Priority Site/Property Information
   o List of Target Area(s)
     • Derry Borough
     • City of Jeannette/Grapeville
     • City of Monessen
     • City of New Kensington/City of Arnold
   o Census Tracts within each Target Area
     • Derry Borough - CT 8082
     • City of Jeannette/Grapeville – CT 8026, CT 8027, CT 8028
     • City of Monessen - CT 8054, CT 8055
     • New Kensington/Arnold - CT 8001, CT 8004, CT 8007
Address of Priority Sites described in the Narrative

- Ralph Smith & Son Property, 200 W. 2nd Street, Derry, PA 15627 (1 acre)
- Pryce Machine & Manufacturing, 417 East Fourth Street, Derry, PA 15265 (3.1 acres)
- Former PNC Site, 400 Clay Avenue, Jeannette, PA 15644 (<1 acre)
- Former Westmoreland Glass, 2538 Radebaugh Road, Grapeville, PA 15634 (6.3 acres)
- Jeannette Hospital Site, 600 Jefferson Avenue, Jeannette, PA 15644 (12 acres)
- Gasoline Filling Station, 800 Clay Avenue, Jeannette, PA 15644 (<1 acre)
- Gasoline Filling Station, 805 Clay Avenue, Jeannette, PA 15644 (<1 acre)
- Monessen Savings and Trust, 500 Donner Avenue, Monessen, PA 15062 (<1 acre)
- 5th Avenue Hotel, 124 Fifth Street, Monessen, PA 15062 (<1 acre)
- Alcoa Logans Ferry Powder Works, Coxcomb Hill Road and Barking Road, New Kensington, PA 15068 (20 acres)
- Metalworking Machinery Site, 700 Constitution Boulevard New Kensington, PA 15065 (3.3 acres)
- Gasoline Filling Station, 215 9th Street, New Kensington, PA 15065 (<1 acre)
- Allegheny Valley Railroad Site, 449 Drey Street, Arnold, PA 15068 (11.63 acres)

5. Contacts

a. Project Director -
   Name: Hallie Chatfield, Senior Project Manager
   Phone #: 724.830.3653
   Email: hchatfie@co.westmoreland.pa.us
   Mailing Address:
   Redevelopment Authority of the County of Westmoreland
   40 North Pennsylvania Avenue
   Fifth Floor, Suite 520
   Greensburg, PA 15601

b. Chief Executive -
   Name: Brian Lawrence, Executive Director
   Phone#: 724.830.3772
   Email: blawrenc@co.westmoreland.pa.us
   Mailing Address:
   Redevelopment Authority of the County of Westmoreland
   40 North Pennsylvania Avenue
   Fifth Floor, Suite 520
   Greensburg, PA 15601
6. **Population**

- Population of the Municipalities Where Priority Site(s) are located:
  
  (Source 2020 Decennial Census)

<table>
<thead>
<tr>
<th>Municipality</th>
<th>Population</th>
</tr>
</thead>
<tbody>
<tr>
<td>Derry Borough</td>
<td>2,639</td>
</tr>
<tr>
<td>City of Jeannette</td>
<td>8,780</td>
</tr>
<tr>
<td>City of Monessen</td>
<td>6,876</td>
</tr>
<tr>
<td>City of Arnold</td>
<td>4,772</td>
</tr>
<tr>
<td>City of New Kensington</td>
<td>12,170</td>
</tr>
</tbody>
</table>

  Westmoreland County’s overall population, including the above municipalities where priority sites are located according to the 2020 Decennial Census is 354,663.

7. **Other Factors**

<table>
<thead>
<tr>
<th>Factor</th>
<th>Page #</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community Population is 10,000 or less.</td>
<td>1,4</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>
</tr>
<tr>
<td>The priority site(s) is adjacent to a body of water (i.e. the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).</td>
<td>1,2</td>
</tr>
<tr>
<td>The priority site(s) is in a federally designated flood plain.</td>
<td>1,2</td>
</tr>
<tr>
<td>The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.</td>
<td></td>
</tr>
<tr>
<td>The reuse of the priority site(s) will incorporate energy efficiency measures.</td>
<td></td>
</tr>
<tr>
<td>30% or more of the overall budget will be spent on eligible reuse/area-wide planning activities, as described in Section I.A., for priority site(s) within the target area.</td>
<td>2,8</td>
</tr>
<tr>
<td>The target area(s) is located within a community in which a coal-fired power plant has recently closed (2011 or later) or is closing.</td>
<td></td>
</tr>
</tbody>
</table>

8. **Letter from the State Environmental Authority** - A letter from the Pennsylvania Department of Environmental Protection dated November 17, 2021 is attached.

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

Hallie Chatfield, Revitalization Coordinator  
Redevelopment Authority of the County of Westmoreland  
Fifth Floor, Suite 250  
Greensburg, PA 15601

RE: U.S. EPA Brownfields Grant Proposal | State Letter of Acknowledgement  
Redevelopment Authority of the County of Westmoreland  
Westmoreland County, Pennsylvania

Dear Ms. Chatfield:

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 Redevelopment Authority of the County of Westmoreland’s application for a US EPA Brownfields Community Wide Assessment Grant in the amount of $500,000 to conduct environmental assessments, public outreach, and reuse planning on numerous brownfields sites to facilitate revitalization and redevelopment. The Redevelopment 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 the Redevelopment Authority of the County of Westmoreland and U.S. EPA Region 3 on this project.

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

Sincerely,

Michael Maddigan  
Land Recycling Program Manager  
Bureau Environmental Cleanup and Brownfields
1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION
1.a. Target Area and Brownfields
1.a.i Background and Description of Target Areas
The Redevelopment Authority of the County of Westmoreland, PA (RACW) is responsible for economic development, redevelopment, and revitalization activities in all of Westmoreland County, Pennsylvania. Westmoreland County is comprised of a diverse mix of 65 municipalities composed of cities, boroughs, townships, and home rule municipalities. Westmoreland County’s transformation from mainly agricultural processing was fueled by capital-intensive industrialization in the late 1800s and early 1900s. By the 1930s, the County had evolved into a patchwork of mining communities, industrial mill towns and small cities as immigration bolstered the workforce. Industries that grew in the County included coal mining and coke production facilities, metals manufacturing and fabrication, refractory production, ceramics, and glassmaking. After World War II, disinvestment, market and technology changes, and economic challenges had taken their toll. By the 1980s much of the industry had evaporated, leaving behind a decaying legacy of sites with physical constraints and environmental challenges that impeded their reuse. RACW initiated its EPA-funded brownfields program in 2014 with a $500,000 Coalition Assessment Grant. Building upon the success of that program, RACW with its coalition partners, the Borough of Mount Pleasant, the City of Latrobe, and the City of Jeannette, were fortunate to obtain a second U.S. EPA grant of $600,000 in 2017. Over the past seven years, the RACW and its partners have made great progress in identifying, assessing, preparing, and redeveloping a variety of brownfield sites with unique challenges. But much work remains. RACW is poised to move forward with the program to maintain momentum and build upon a strong body of brownfields work and has established four brownfields target areas encompassing five municipalities including Derry Borough, the City of Jeannette/Grapeville, the City of Monessen, and the Cities of New Kensington/Arnold. Four of the five communities in the target areas have populations less than 10,000 each. These target areas each represent elements of the diverse range of past industries with distinct environmental constraints that inhibit revitalization in Westmoreland County. Derry Borough once hosted a robust refractory and ceramics economy, the City of Jeannette/Grapeville was the center of glassmaking in the County, the City of Monessen was home to coke production and steelmaking, and New Kensington/Arnold was once a world leader in aluminum production. The brownfield sites in these targeted areas are both palpable environmental constraints and unique reuse opportunities. The U.S. EPA funding herein requested will be an important resource in the realization of their potential to contribute to the revitalization of their areas.

1.a.ii Description of Priority Brownfield Sites
The RACW has prioritized thirteen brownfield sites throughout the four target areas. The Derry Borough target area includes the 3.1-acre Pryce Machine and Manufacturing site and the 1-acre Ralph Smith & Sons Trucking Company site. The Jeannette/Grapeville target area contains two former gasoline filling stations and a vacant downtown commercial site at less than 1-acre each; the 12-acre former Jeannette Hospital site that was abandoned in 2011 and demolished in 2014; and the 6.3-acre Westmoreland Glass manufacturing plant situated in the flood plain on Brush Creek and adjacent to the mainline of the Pennsylvania Railroad in Grapeville. The Monessen target area has two historically commercial sites adjacent to the coke battery plant of Cleveland Cliffs. The New Kensington/Arnold target area contains the 11.6-acre Allegheny Valley Railroad site located directly in the flood plain at the Allegheny Riverfront; the 3.3-acre
Metalworking Company site; and the 20-acre former Alcoa Logans Ferry Aluminum Powder Works site, which is also located on directly the Allegheny Riverfront. The former Westmoreland Glass manufacturing plant was permanently closed in 1982 and is located on Brush Creek just downstream from the redeveloped Jeannette Glass Plant site that was assessed under RACW’s previous FY 15 U.S. EPA Assessment Grant. This site is a priority as RACW seeks to replicate that success on a similarly configured property. The Alcoa Logans Ferry Powder Works was closed in 1986 and all structures were demolished in 2015. The site has been prioritized for assessment and reuse as its access to river, rail, and road networks, presents inter-modal potential. Portions of the site also present recreational opportunities for the community to potentially access the Allegheny Riverfront. The Derry target area contains two priority sites that were the subject of environmental investigations under RACW’s FY 17 grant. One, the former Ralph Smith property, has been prioritized to attain an Act 2 release of liability from the PADEP, and for site reuse planning. This site was once a trolley barn within a Federally designated floodplain which RACW conducted Phase I and Phase II ESAs. RACW subsequently acquired it as part of a larger site redevelopment involving a large adjacent brownfield on which site preparation is currently being conducted.

1.b. Revitalization of the Target Area
1.b.i. Reuse Strategy and Alignment with Revitalization Plans
The priority sites in the targeted brownfield areas have been selected in accordance with County-wide strategies and priorities as well as local plans and objectives. As articulated in Westmoreland County’s Comprehensive Plan, “Reimaging Our Westmoreland” which was adopted in December of 2018, the assessment and reuse of the priority brownfield sites in the four target areas will advance four of the County’s stated priorities. 1) “Prioritize the development of freight infrastructure and facilities and prioritize areas for additional freight transportation options such as rail, barge and truck”; 2) “Complete the Derry Redevelopment Project”; 3) “Identify, prioritize and rehabilitate existing buildings in downtown Communities.”; and 4) “Eliminate Blight.” The priority sites in the Jeannette/Grapeville target area are in accordance with two of the priorities detailed in the City of Jeannette’s Comprehensive Plan adopted in 2017 including 1) “Target the downtown for blight-fighting efforts and redevelopment,” and 2) “Target specific large redevelopment sites such as Jeannette Hospital.” The assessment and reuse of the priority sites in the Monessen target area will aligned with the City of Monessen’s Comprehensive Plan which was adopted in January of 2021. Goal #1 of this plan is to “Revitalize Downtown” and Goal #2 is to “Eliminate Blight”. The allocation of $160,000 or 32% of the requested grant to site and area-wide reuse planning will allow thee RACW to advance these existing plans.

1.b. ii. Outcomes and Benefits of Reuse Strategy
Each of the four target areas are economically, socially, and environmentally disadvantaged communities (please refer to section 2 below). The RACW anticipates that its proven strategy to assess, remediate and reuse the priority brownfield properties will help the communities be more economically, socially, and environmentally sustainable. The U.S. EPA investment will make brownfield sites financially viable for private redevelopment and reuse and help to foster a healthier environment. Quality of life will be enhanced by new greenspace on disused and market-challenged brownfields. The proposed site-specific and area-wide reuse planning conducted with U.S. EPA funds will develop strategies to make the areas competitive in the local
and regional market. Reuse of the vacant and/or underutilized properties will facilitate job creation, stimulate private investment, and increase local and County tax base. Vitality and environmental health in the communities will be improved. Jobs will be created, and property values will increase through the removal of the negative brownfields impacts. New private investment will be stimulated on the brownfields within the four target areas which are all State-recognized environmental justice areas. Investment of grant funding in the four target areas proposed by the RACW will help the U.S. EPA achieve the goals laid out in Executive Order 14008, Section 223 that 40% of the overall benefits flow to disadvantaged communities and that investments focus resources on the remediation and reduction of legacy pollution.

1.c. Strategy for Leveraging Resources
1.c.i. Resources Needed for Site Reuse
RACW is eligible for a wide array of project-specific resources to fulfill resource needs. Westmoreland County has been consistently successful in leveraging local, state, and federal financial resources to fund and implement a range of programmatic activities. In instances where additional funds are required to complete assessments or subsequent remediation or redevelopment, RACW will draw upon its proven ability to acquire those resources. For example, under previous U.S. EPA Assessment Grants, RACW was successful in using U.S. EPA funds to leverage funding from the Pennsylvania’s Industrial Sites Reuse Program (ISRP) for environmental assessment work. U.S. EPA funds comprised the required 25% match under this program. RACW has also used U.S EPA funds to leverage funding from Pennsylvania’s Redevelopment Assistance Capital Program (RACP) and PennDOT’s Local Access Road program for brownfield site development. The Commonwealth of Pennsylvania also can provide funds under its Community Conservation Partnership Program and its Greenways, Trails and Recreation Program for possible recreational or greenspace reuse options for brownfields. RACW can also use the resources and capacities of the Westmoreland County Land Bank which can acquire and hold brownfield sites during assessment and remediation activities.

1.c.ii Use of Existing Infrastructure
Each of the priority sites are in historically developed industrial and commercial areas and have access to existing sewer, water, electrical, and transportation infrastructure. Although the condition, quality, and capacity of these systems must be evaluated for proposed new use, the strategic and effective reuse of this existing infrastructure will avoid the need to invest limited resources in new capacity.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT
2.a. Community Need
2.a.i The Community’s Need for Funding
Westmoreland County must rely on outside resources to address the need for assessment, reuse planning, and remediation of brownfields. According to the 2020 U.S. Census, Westmoreland County lost more than 10,000 people since the 2010 Census. This is a higher population loss than any other County in Pennsylvania over that period. As detailed in the table below, the decline in Westmoreland County is reflected locally in the targeted brownfields areas, each of which lost significant population over the past ten years. The table also illustrates the considerable deficiencies in the target areas in household income, percentage of people in poverty, and median value of housing as compared to Pennsylvania overall and the nation.
These factors, contribute to the inability of the RACW and the target communities to draw upon local resources to carry out environmental assessment and remediation of brownfields.

2.a. ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations
As the census data indicates, the targeted brownfield areas in Westmoreland County are characterized by population loss, low household incomes, high poverty rates, and depressed property values as compared to Pennsylvania and the Nation. Proximity to brownfield sites in the targeted areas represents a potential risk of adverse health effects and the sensitive populations in these areas suffer disproportionate economic and social effects of that immediacy. The housing stock is aging and lower in comparative value. In these older dwellings, the potential of lead exposure for young children is always a hazard. According to a January 2021 report from the Brookings Institution, there is a significantly higher percentage of poverty in Westmoreland County residents who self-identified as Black or African American or two or more races, and the largest groups of children living below poverty in the county are those who self-identified as Black or African American (45.7%) and two or more races (43%). Based on data derived from the U.S. EPA EJSCREEN tool for three of the targeted brownfield areas, the disproportionate impacts from particulate matter, ozone, cancer risk, and lead paint on minorities, children, and the elderly in three of the targeted brownfield areas in Westmoreland County as compared to the Nation, EPA Region 3 and the Commonwealth of Pennsylvania are evident. As the table shows, the indicators for each of the chosen indicators in the comparative geographies are all over the 50th percentile, and in most cases well over. In fact, the average of all the indicators is for the comparative geographies is 76.02.

<table>
<thead>
<tr>
<th>Brownfield Target Area Community</th>
<th>% Pop. Change 2010 to 2020</th>
<th>Pop. 2010</th>
<th>Pop. 2020</th>
<th>Median HH Income-2020</th>
<th>% Of People in Poverty</th>
<th>Median Value of Housing</th>
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</thead>
<tbody>
<tr>
<td>Derry</td>
<td>-1%</td>
<td>2,688</td>
<td>2,639</td>
<td>$48,304</td>
<td>17.2%</td>
<td></td>
</tr>
<tr>
<td>Jeannette/Grapeville</td>
<td>-9%</td>
<td>9,654</td>
<td>8,780</td>
<td>$40,750</td>
<td>16.5%</td>
<td>$87,300</td>
</tr>
<tr>
<td>Monessen</td>
<td>-11%</td>
<td>7,720</td>
<td>6,876</td>
<td>$43,823</td>
<td>19.1%</td>
<td>$76,300</td>
</tr>
<tr>
<td>New Kensington/Arnold</td>
<td>-7.3%</td>
<td>18,273</td>
<td>16,939</td>
<td>$42,264</td>
<td>22.9%</td>
<td>$104,100</td>
</tr>
<tr>
<td>Pennsylvania</td>
<td>+2.4%</td>
<td>12.7 million</td>
<td>13.0 million</td>
<td>$70,117</td>
<td>12.0%</td>
<td>$180,200</td>
</tr>
<tr>
<td>United States</td>
<td>+7.4%</td>
<td>308.7 million</td>
<td>331.4 million</td>
<td>$67,521</td>
<td>11.4%</td>
<td>$217,500</td>
</tr>
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</table>

Source: 2020 Decennial U.S. Census Data

<table>
<thead>
<tr>
<th>Target Area</th>
<th>PM 2.5</th>
<th>Ozone</th>
<th>Cancer Risk</th>
<th>Lead Paint</th>
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<td>R3</td>
<td>PA</td>
<td>US</td>
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<tr>
<td>Jeannette/Grapeville</td>
<td>92</td>
<td>97</td>
<td>93</td>
<td>68</td>
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<tr>
<td>Monessen</td>
<td>59</td>
<td>70</td>
<td>78</td>
<td>59</td>
</tr>
<tr>
<td>New Ken./Arnold</td>
<td>70</td>
<td>79</td>
<td>84</td>
<td>69</td>
</tr>
</tbody>
</table>
(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions

According to the 2019 Community Health Needs Assessment conducted by Excela Health, in Westmoreland County the age-adjusted cancer mortality (all types of cancer) rate is 172.3 deaths per 100,000 population, which is higher than that of Pennsylvania at 164.3 per 100,000 and the U.S. at 156 per 100,000. Pennsylvania Department of Health statistics indicate that the mortality rate for chronic lower respiratory disease (including asthma and COPD) in Westmoreland County is 41 deaths per 100,000, while the rate for Pennsylvania is 36.2 deaths per 100,000. According to Westmoreland County’s Five-Year Consolidated Plan 2020-2024 produced for the U.S. Department of Housing and Urban Development, 15% of renter-occupied and 4% of owner-occupied units built before 1980 have children present which means that an estimated 8,243 units (4,486 owner and 3,757 renter) across Westmoreland County pose a lead exposure risk to children. This aged housing is overly clustered near the brownfield sites in the targeted brownfield areas.

(3) Promoting Environmental Justice

In Pennsylvania, Environmental Justice Areas are defined by the PADEP as “any census tract where 20 percent or more individuals live at or below the federal poverty line, and/or 30 percent or more of the population identifies as a non-white minority, based on data from the U.S. Census Bureau and the federal guidelines for poverty.” Within the four targeted brownfield areas in Westmoreland County, there are nine census tracts, each meeting the PADEP criteria for Environmental Justice Areas. The investment of U.S. EPA funding in these areas will help to address the disproportionate impact of the brownfield sites on the health and welfare of area residents, particularly the elderly, minorities, and pregnant mothers. This will be accomplished by characterizing the environmental conditions of nearby brownfield sites, assessing health risks against State standards for detected constituents, and developing cleanup and reuse plans that mitigate the exposure risks of these sensitive populations. Information will be shared with the communities in understandable ways so that the community can take personal and local actions that further reduce potential exposures. Reuse planning will focus on job and revenue creating reuses, and the creation of community greenspace and recreational opportunities that will help to improve the physical and emotional well being of the local population while mitigating any possible environmental risks. For example, the RACW will work to assure the elderly residents in the target areas who prefer to stay in their homes and neighborhoods and “age at home” that their health will not be compromised by environmental exposures.

2.b. Community Engagement
2.b.i., ii Project Involvement and Roles

Organizations, entities, and groups that will be involved in the program include the following. It is anticipated that outreach efforts will be successful in expanding the list.

<table>
<thead>
<tr>
<th>Name of Organization/Entity/Group</th>
<th>Point of Contact</th>
<th>Specific Involvement in the Project or Assistance Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jeannette Business Association</td>
<td>Mary Beth Maiolo</td>
<td>Identify sites, disseminate information, and involve members</td>
</tr>
<tr>
<td></td>
<td>(724) 825-1948</td>
<td><a href="mailto:jaybellsautocorral@gmail.com">jaybellsautocorral@gmail.com</a></td>
</tr>
<tr>
<td>Redevelopment Authority of the City of Monessen</td>
<td>Ron Mozer</td>
<td>Identify sites, acquire property, disseminate information</td>
</tr>
<tr>
<td></td>
<td>(724) 653-6659</td>
<td><a href="mailto:ron@crystalline.us">ron@crystalline.us</a></td>
</tr>
<tr>
<td>Redevelopment Authority of the City of New Kensington</td>
<td>Thomas Ceraso</td>
<td>Identify sites, acquire property, disseminate information</td>
</tr>
<tr>
<td></td>
<td>(724) 337-3525</td>
<td><a href="mailto:RANewKen@gmail.com">RANewKen@gmail.com</a></td>
</tr>
<tr>
<td>Arnold Community Development</td>
<td>Richard Rayburg</td>
<td>Identify sites, disseminate information</td>
</tr>
<tr>
<td></td>
<td>(724)335-8558</td>
<td><a href="mailto:community.development@cityofarnoldpa.org">community.development@cityofarnoldpa.org</a></td>
</tr>
<tr>
<td>Name of Organization/Entity/Group</td>
<td>Point of Contact</td>
<td>Specific Involvement in the Project or Assistance Provided</td>
</tr>
<tr>
<td>----------------------------------</td>
<td>------------------</td>
<td>-----------------------------------------------------------</td>
</tr>
<tr>
<td>Derry Area Revitalization Corporation</td>
<td>(724) 689-7266 <a href="mailto:derryrevitalization@gmail.com">derryrevitalization@gmail.com</a></td>
<td>Disseminate information, outreach and involvement, business liaison</td>
</tr>
<tr>
<td>Westmoreland Community Action</td>
<td>Mandy Welty Zalich (724) 834-1260 <a href="mailto:info@WestmorelandCA.org">info@WestmorelandCA.org</a></td>
<td>Identify and develop projects and work with local developers</td>
</tr>
<tr>
<td>Private Industry Council Westmoreland/Fayette</td>
<td>Shujuane Martin (724) 836-2600 <a href="mailto:info@privateindustrycouncil.com">info@privateindustrycouncil.com</a></td>
<td>Provide training and mentoring targeted to targeted areas</td>
</tr>
<tr>
<td>Westmoreland County Land Bank</td>
<td>Brian Lawrence (724) 830-3772 <a href="mailto:blawrenc@co.westmoreland.pa.us">blawrenc@co.westmoreland.pa.us</a></td>
<td>Land acquisition, redevelopment, and transfer</td>
</tr>
<tr>
<td>Westmoreland Chamber of Commerce</td>
<td>Dan DeBone (724)834-2900 <a href="mailto:dan@westmorelandchamber.com">dan@westmorelandchamber.com</a></td>
<td>Disseminate information, identify potential sites and developers</td>
</tr>
<tr>
<td>Westmoreland Conservation District</td>
<td>Greg Phillips (724) 837-5271 <a href="mailto:greg@wcdpa.com">greg@wcdpa.com</a></td>
<td>Disseminate information, educate property owners on conservation</td>
</tr>
<tr>
<td>Westmoreland County Industrial Dev. Corp.</td>
<td>Jason Rigone (724) 830-3601 <a href="mailto:jrigone@co.westmoreland.pa.us">jrigone@co.westmoreland.pa.us</a></td>
<td>Identify sites, potentially develop sites, identify developers, financing</td>
</tr>
<tr>
<td>Economic Growth Connection of Westmoreland County</td>
<td>James Smith (724) 830-3000 <a href="mailto:jsmith@egcw.org">jsmith@egcw.org</a></td>
<td>Recruit participants, identify developers and financing</td>
</tr>
<tr>
<td>St. Vincent College Small Business Development Center</td>
<td>James Kunkel (724) 537-4572 <a href="mailto:james.kunkel@email.stvincent.edu">james.kunkel@email.stvincent.edu</a></td>
<td>Disseminate information, identify potential sites and developers</td>
</tr>
</tbody>
</table>

2.b.iii. Incorporating Community Input
Community involvement and outreach will be conducted by RACW throughout the project. Activities related to community outreach including, but not limited to: 1) preparing for, attending, and participating in community meetings to obtain input; 2) reviewing various plans and recommendations; 3) planning and preparing materials for meetings; 4) creating and disseminating brochures about the brownfield program; and 5) educating and informing community groups, realtors, developers, and interested parties about the benefits of brownfield redevelopment through various media outlets. To ensure that community residents and other stakeholders have meaningful project ownership, and that their concerns are fully addressed throughout the project, community outreach activities will include newspaper public notices, mailings, website development, fact sheet preparation and distribution, and public meetings with citizens. Much of the outreach will be conducted by, and in collaboration with RACW’s community partners.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3.a. Description of Tasks/Activities and Outputs

**Task 1: Program Management and Reporting**

i. Project Implementation
   - Issuance of RFP/RFQ for Consulting Services
   - Managing Contracts and Consultants
   - Preparing quarterly and annual reports
   - Maintaining ACRES updates, Preparing Draw Requests to the EPA
   - Preparing the Final Close-Out report

ii. Anticipated Project Schedule: Ongoing throughout the three-year grant period

iii. Task Lead(s): RACW with assistance of the selected consultant

iv. Outputs: Quarterly and annual reporting project progress reporting including financial and MBE/WBE Reporting, Site approval questionnaires, AAI checklists for completed Phase I ESAs, ACRES updates and Final Reporting. Develop responses to U.S. EPA comments as necessary.
### Task 2: Community Outreach and Involvement

**i. Project Implementation**
- Owner Outreach for site access
- Public engagement through quarterly updates via multi-media formats (e-blasts, development council newsletters, website, and press releases)
- Schedule and conduct monthly meetings with RACW officials
- Bi-annual blight education seminar to include a work session on U.S. EPA brownfields assessment funds and progress made to date

**ii. Anticipated Project Schedule:** Ongoing throughout the three-year grant period

**iii. Task Lead(s):** RACW and the selected consultant will incorporate the majority of community outreach and involvement in the planning task

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

### Task 3: Phase I Environmental Site Assessments

**i. Project Implementation**
- Site prioritization and site will be selected for Phase I ESAs

**ii. Anticipated Project Schedule:** Site prioritization and selection will begin immediately in October of 2022 and continue throughout the three-year period

**iii. Task Lead(s):** The selected environmental consultant(s)

**iv. Outputs:** It is anticipated that 16 Phase I ESA’s will be completed

### Task 4: Phase II Environmental Site Assessments

**i. Project Implementation**
- Sites which had Phase I ESAs that indicate the presence of RECs will be prioritized for Phase II ESAs.
- SAPs will be developed immediately upon site approval for Phase II investigation
- It is anticipated that all Phase II sites, will be entered into Pennsylvania’s Land Recycling Program to receive liability protection.

**ii. Anticipated Project Schedule:** Ongoing through three-year grant period. Phase II ESA work will begin after Phase I work is complete for each site that RECs are found to be evident

**iii. Task Lead(s):** The selected environmental consultant(s)

**iv. Outputs:** SAPs will be developed for Phase II sites. It anticipated that a minimum of 4 Phase II ESAs will be conducted. Cleanup plans developed for all sites, and entered in PA Act 2 as applicable

### Task 5: Brownfield Site and Area-Wide Reuse Planning

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

**ii. Anticipated Project Schedule:** Ongoing throughout three-year grant period

**iii. Task Lead(s):** The selected consultant(s) with oversight and direction from the RACW

**iv. Outputs** – The process will involve community involvement with the output being site specific reuse plans for the priority sites, and a comprehensive revitalization plan for the priority sites and their environs including neighboring sites and the impacted community.
3.b. Cost Estimates
The following section details the basis of estimated costs for the six identified tasks and presents the proposed $500,000 budget in tabular form.

Basis of Cost Estimates

Task 1, Program Management
- Personnel Costs: 500 hours at an average cost of $50/hr. = $25,000 (approximately 7 hrs/month/RACW Staff)
- Contractual Costs: 108 hours at an average cost of $120/hr. = $12,900 (approximately 3 hrs/month/contract period)

Task 2, Outreach and Involvement
- Personnel Costs: 1488 hours at an average cost of $42/hr. = $62,500 (approximately 10 hrs/month/RACW Staff)
- Contractual Costs: 83 hours at an average cost of $120/hr. = $10,000 (approximately 2 hrs/month/contract period)
- Travel: 2 National Brownfields conferences and 2 PA Brownfields conferences plus local travel expenses = $8,900 (cost basis on 2 RACW Staff attendance at each of the 4 events)
- Supplies: Marketing/media printing = $700 (entire contract period lump sum)

Task 3, Phase I Environmental Site Assessments
- Contractual Costs: 16 Phase I ESA’s at an average cost of $5,625/ea. = $90,000

Task 4, Phase II Environmental Site Assessments
- Contractual Costs: 4 Phase II ESA’s at an average cost of $32,500/ea. = $130,000

Task 5, Site Reuse Planning
- Contractual Costs: Cost allocated at 32% of total contractual budget = $160,000

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<tr>
<th>Budget Category</th>
<th>Task 1 Program Management</th>
<th>Task 2 Outreach and Involvement</th>
<th>Task 3 Phase I Environmental Assessments</th>
<th>Task 4 Phase II Environmental Assessments</th>
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3.c. Measuring Environmental Results - RACW will conduct its assessment and reuse planning activities in accordance with the objectives of U.S. EPA’s FY 2018-2022 Strategic Plan, focusing on Objective 1.3 Revitalize Land and Prevent Contamination. RACW will work closely with the U.S. EPA to develop well-defined outputs and outcomes in the work plan. By clearly communicating the purpose of the project in collaboration with the U.S. EPA, tracking attainment of outputs and outcomes through performance measures will assure that both the RACW and achieve their objectives. These measures will be both quantitative (numbers of outputs such as Phase I and Phase II ESAs and reuse plans, and qualitative measures like redevelopment of sites and areas in accordance with local priorities and needs that serve to enhance the livability and economic energy of the targeted communities.
4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4.a. Programmatic Capability

4. a.i., ii, iii. Organizational Capacity/Structure/Key Staff

RACW leads a team in managing the Assessment Grant and the redevelopment process. RACW was incorporated in 1962. The staff averages 20 years of experience with government funding and grant management, and annually manages $1 million in revenue. The RACW is a member agency of the Westmoreland Development Council and will lean on expertise within the Council—other member organizations include the Westmoreland County Land Bank (WCLB), the Westmoreland County Industrial Development Corporation (WCIDC); the Economic Growth Connection (EGC); and the Westmoreland County Department of Planning and Development. All organizations’ employees operate under a cooperation agreement; and are all strategically located on the 5th Floor of 40 N. Pennsylvania Avenue, Greensburg, PA. Under the cooperation agreement, resources and staff are shared to deliver community and economic development countywide. This arrangement strengthens overall service abilities. The lead RACW team member selected is Hallie Chatfield, Senior Project Manager, who has over 20 years of experience in community and economic development programming. Hallie managed the previous two U.S. EPA Brownfields assessment grant program awards and will lend assistance with the community outreach efforts. Hallie also facilitates the RACW’s blight elimination program and supervised the hazardous cleanup, revitalization, and reuse planning of an 18-acre brownfield remediation site. Brian Lawrence, AICP, has over 10 years of experience in the public sector, having previously worked for the Westmoreland County Department of Planning. He facilitated the County’s Comprehensive Plan process and 2018 approval. Brian leads the agency as Executive Director and will spearhead the community outreach effort while also providing guidance on environmental site assessment site selections. James Scherich serves as the Fiscal Manager for the RACW and is a certified public accountant. James will manage the accounting and disbursements aspect of the U.S. EPA grant as he has nearly 15 years’ experience in the fiscal management field. Together the RACW’s Ashley Vitale, Communications Associate, and Shelby Michalek, Program Manager are tasked with raising awareness of availability of the U.S. EPA funds to the public through various marketing and communication media. Collectively, the RACW staff will oversee the completion of the reporting requirements under the Assessment Grant. This includes development of the work plan and obligations of the agreement, property profiles, quarterly reporting, and close-out reports.

4.a.iv Acquiring Additional Resources

RACW receives an allocation of approximately $200,000 per year for blight clearance projects from the Westmoreland County Community Development Block Grant program and over $250,000 per year from the Westmoreland County Act 152 Blight Remediation fund, and both these funds can be accessed to bolster RACW’s brownfields initiatives. RACW will commit $37,500 of in-kind services over the three-year life of the Assessment Grant. This includes the community organizing activities in support of this application, as well as ongoing community involvement efforts. These monies can also leverage some in-kind services from the targeted area communities. As previously discussed, Pennsylvania’s ISRP grant program can cover 75% of assessment and remediation costs associated with brownfield redevelopment. RACW has received several ISRPs in the past and based on past performance has a strong relationship with the Pennsylvania Department of Community and Economic Development and PADEP. Public-private partnerships have proved successful in the in Westmoreland County as typically
brownfield sites require assessment and remediation before private developers and investors will become involved. As a measure of RACW’s proficiency in acquiring additional resources, over $40 million in other funds have been leveraged on previous brownfield redevelopment projects.

4.b. Past Performance and Accomplishments

4.b.i. The RACW Previously Received EPA Brownfields Grants

(1) Accomplishments
The RACW has received two previous U.S. EPA Brownfields Assessment Grants, a FY 15 Coalition Assessment Grant in the amount of $500,000, and a $600,000 FY 17 Coalition Assessment Grant. The Coalition members in both grants were the RACW, the City of Jeannette, the City of Latrobe, and the Borough of Mount Pleasant. Under the FY 15 Grant, RACW completed six Phase I ESAs and four Phase II ESAs. Under the FY 15 Grant, RACW completed 11 Phase I ESAs and 3 Phase II ESAs, 3 supplemental assessments including lead-based paint and asbestos containing materials, and two site reuse plans. Accomplishments attributable to these grant investments include the preparation of 10 properties for reuse, the creation of new jobs, and the leveraging of over $65 million in other private and public investment. A particularly significant accomplishment was the assessment, characterization of environmental risk, release of environmental liability, demolition and site preparation, and ultimate reuse of the former Jeannette Glass Plant in Jeannette. This site had been a deteriorating brownfield since the early 1980s which was complicated by a disinterested and uncooperative absentee owner. Using U.S. EPA Brownfields Assessment funding, the RACW, working with the Westmoreland County Industrial Development Corporation, conducted Phase I and Phase II ESAs in accordance with PA Act 2 standards established by the PADEP. U.S. EPA funds leveraged a menu of other State and local resources for the redevelopment of the property. Ultimately a release of environmental liability was achieved, and the prepared site was subsequently acquired by the Elliot Company, which invested more $60 million to construct a new cryogenic pump testing facility. The new 13-acre campus encompasses six buildings, including an indoor enclosed test loop, and employs 150 people in well-paying technical jobs.

(2) Compliance with Grant Requirements
Under the previous U.S. EPA Brownfields Assessment Grants, the RACW complied with the workplan and schedule, and reported project progress on a quarterly basis as required. The FY 15 has been successfully closed out and the final reporting has been completed. The most recent grant from FY 17 was extended for one year to September 30, 2021 due to the impacts on project work resulting from the ongoing pandemic. All funds were expended except for $2,541.91, which was unused budget for travel and supplies as described in the Threshold Criteria response. Due to travel restrictions related to the pandemic, these funds were not spent. Confirmation of this remaining balance is attached to the Threshold Criteria response. A final technical report will be submitted in compliance with U.S. EPA requirement before December 31, 2021.
Threshold Criteria Response –
Redevelopment Authority of the County of Westmoreland

- **Statement of Applicant Eligibility**
  The Redevelopment Authority of the County of Westmoreland (RACW) is a public body corporate and politic organized in accordance with the Urban Redevelopment Law of the Commonwealth of Pennsylvania. RACW was duly organized by the legislative authority of Westmoreland County, Pennsylvania. As a redevelopment authority created by the exclusive action of Westmoreland County, the RACW is eligible to receive funding through the U.S. EPA Brownfields Assessment Grant Program as a local government defined at 2 CFR § 200.1.

- **Documentation of Applicant Eligibility**
  The RACW is a “General Purpose Unit of Local Government” in the Commonwealth of Pennsylvania under 2 CFR § 200.64. Under 2 CFR § 200.64 “Local Government” within a state includes local public authorities.

- **Description of Community Involvement**
  Community outreach and education activities will be conducted with an emphasis on strategic redevelopment of Brownfield properties in targeted areas and on key brownfield sites in all areas of Westmoreland County. The RACW will lead the outreach efforts with the assistance of the selected consultant. The RACW will refine outreach efforts through establishment of a Steering Committee that includes representatives from the targeted communities. The Steering Committee will assist in identifying stakeholders and opportunities for sharing project progress and soliciting input. RACW will employ a variety of methodologies to communicate progress and encourage public participation in the assessment of sites and brownfield reuse planning activities anticipated to be funded with the EPA grant. An outreach program may include annual public meetings, updates on RACW and municipal websites, and information in existing municipal newsletters where applicable. Surveys may be employed to gather feedback on specific topics of interest. The RACW will work to assure equitable and effective utilization of the U.S EPA grant funds to maximize the benefits of this investment particularly in areas disproportionately impacted by brownfields.

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

- **Documentation of Available Balance of Assessment Grant**
  The RACW does not have an open U.S. EPA Brownfields Assessment Grant. The most recent U.S. EPA Cooperative Agreement (BF# 96354201) expired September 30, 2021, and there was a balance of $2,541.91, which was unused budget for travel and supplies. A “Payment Transaction Confirmation” from ASAP dated 10/25/201 is included in this application as confirmation this status.