November 23, 2021

Enclosed please find the Redevelopment Authority of the County of Bucks’ Narrative Information Sheet for the Community-Wide Assessment Grant proposal. Bucks County utilized similar EPA grant funding to begin building its brownfields program in 1997 and this grant will allow the Redevelopment Authority to build upon our brownfield reuse successes. We have successfully used EPA funds to leverage millions in state, local and private funding to assess, cleanup and reuse brownfield sites in Bucks County. Due to a shortage of state funds, Bucks County has a great need for this EPA grant to identify, inventory and assess brownfield sites in order to stimulate redevelopment and protect our communities and residents.

1. Applicant Information: Redevelopment Authority of the County of Bucks
   216 Pond Street
   Bristol, PA 19007

2. Funding Requested: Community-wide Assessment
   $300,000.00

3. Location: Bucks County, Pennsylvania

4. Target Area Bucks County Enterprise Zone and Sellersville

<table>
<thead>
<tr>
<th>Site Name</th>
<th>Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sellersville Borough – Ametek Site</td>
<td>900 East Clymer Ave, Sellersville, PA 18960</td>
</tr>
<tr>
<td>Bensalem Drum Dump Site</td>
<td>Galloway Rd, Bensalem, PA 19020. Parcel No: 02-88-109 through -124</td>
</tr>
<tr>
<td>AE Staley's Plant &amp; Railyard</td>
<td>E. Post Rd, Morrisville, PA 19067. Parcel No: 24-011-031</td>
</tr>
<tr>
<td>Former Hulmeville Landfill</td>
<td>Parcel No: 16-005-050, Hulmeville, PA 19047</td>
</tr>
<tr>
<td>Former Lincoln Garage</td>
<td>664 Lincoln Hwy, Fairless Hills, PA 19030</td>
</tr>
<tr>
<td>Former Macy's Building at Neshaminy Mall</td>
<td>100 Neshaminy Blvd, Bensalem, PA 19020</td>
</tr>
</tbody>
</table>
5. Contacts: Project Director:
Mr. Jeffrey Darwak, Executive Director
Redevelopment Authority of the County of Bucks
216 Pond Street
Bristol, PA 19007
Office: 215-781-8711
E-mail: Jeffi@bclda.com

Chief Executive:
Mr. Sean D. Schafer, Esq., Chairman
Redevelopment Authority of the County of Bucks
216 Pond Street
Bristol, PA 19007
Office: 215-781-8711
E-mail: Chairman@bclda.com

6. Population: Total population of Bucks County: 628,270
Enterprise Zone Population: 191,155
Sellersville Population: 4,429

7. Other factors Checklist:

<table>
<thead>
<tr>
<th>Other Factors</th>
<th>Page #</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community population is 10,000 or less</td>
<td>2-3</td>
</tr>
<tr>
<td>The applicant is, or will assist, a federally recognized Indian tribe or United States territory</td>
<td>n/a</td>
</tr>
<tr>
<td>The priority brownfield site(s) is impacted by mine-scarred land.</td>
<td>n/a</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>2-3</td>
</tr>
<tr>
<td>The priority site(s) is in a federally designated flood plain.</td>
<td>2-3</td>
</tr>
<tr>
<td>The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or will incorporate energy efficiency measures.</td>
<td>2-3</td>
</tr>
<tr>
<td>The reuse of the priority site(s) will incorporate energy efficiency measures.</td>
<td>2-3</td>
</tr>
<tr>
<td>30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.</td>
<td>n/a</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>n/a</td>
</tr>
</tbody>
</table>

8. Letter from State or Tribal Environmental Authority—Attached

9. Releasing Copies of Applications—N/A
We are excited about the opportunity and benefits this grant will provide to Bucks County. I look forward to a favorable response.

Sincerely,
REDEVELOPMENT AUTHORITY
OF THE COUNTY OF BUCKS

[Signature]
Jeffrey D. Darwak
Executive Director

CC: Sean D. Schafer, Esq., BCRDA Chairman
    Members of the BCRDA Board
    Felicia Fred, US EPA, Region 3
November 29, 2021

Mr. Jeffrey Darwak
Executive Director
Redevelopment Authority of the County of Bucks
216 Pond Street
Bristol, PA 19007

RE: USEPA Brownfields Assessment Proposal – State Letter of Acknowledgment
Redevelopment Authority of the County of Bucks
Bucks County, Pennsylvania

Dear Mr. Darwak,

The Pennsylvania Department of Environmental Protection (DEP) 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 Bucks’ application for a FY2022 U.S. Environmental Protection Agency Community Wide Assessment Grant in the amount of $300,000. These funds will be used to assess brownfield sites in order for the County of Bucks to properly prioritize their redevelopment. The Authority’s efforts to re-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 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

i. Background and Description of Target Area

Located in southeastern Pennsylvania, Bucks County borders Philadelphia and is separated from neighboring Trenton, NJ by the Delaware River. The 604 square-mile county is comprised of 54 municipalities, 23 of which are small boroughs and the remaining 31 are townships, with a total population of 628,270 residents. Bucks County has a storied and remarkable past as it was one of the three original counties founded by William Penn in 1682. Bucks County therefore has a deep history as an industrial and manufacturing hub, but unfortunately historical economic trends and large-scale industrial downsizing left Bucks County’s communities with no shortage of brownfield issues.

Since 1997 through the award of one of the first ever U.S. EPA Brownfield Pilot Grants, the Redevelopment Authority has been the leading force in Bucks County for brownfields redevelopment. The Authority has utilized past U.S. EPA brownfield grants as well as millions of dollars through various state, local and private funding sources to identify, assess and clean up brownfield sites and revitalize neighborhoods, creating safer and healthier communities for all. However, available funding for brownfields - particularly at the state-level - has declined significantly in recent years, and the need for this assessment grant funding is stronger than ever in order to continue our efforts to combat the impacts that contaminated sites pose to our environment, our waterways, and our most vulnerable citizens.

It’s important to note that one-third of the nation’s population resides within a one-day drive of Bucks County, making it a prime location for the transport of goods and services throughout the country and the world. Its location relative to major cities, combined with a diverse transportation infrastructure, has made the county an ideal place for industry and manufacturing since the 19th century. Industrial giants such as US Steel, Rohm & Hass, 3M, and Dial Corporation once employed tens of thousands of people in their Bucks County plants, primarily along the Delaware River in Lower Bucks County. However, over the past several decades, plant closures and industrial downsizing led to the physical legacy of brownfields and resultant significant disinvestment in our communities. Our smaller boroughs with limited resources and communities located along the Delaware River were hardest impacted by these negative effects. Complicating matters further is the extreme population growth that coincided with industrial growth which often resulted in residential housing in close proximity to former industrial sites.

If awarded, priority areas for these funds will be the state-designated Bucks County Enterprise Zone, which is a designated area of communities historically impacted by industrial and manufacturing deterioration and disinvestment. The Commonwealth of Pennsylvania designated ten municipalities as an “Enterprise Zone” in 2020. The primary goals of this designation are to combat disinvestment, economic deterioration, and severe dislocation by making strategic investments in job creation, responsible business investments, and sustainable community self-sufficiency. Because of these goals, brownfields reuse is a core objective of the Bucks County Enterprise Zone. The designated Enterprise Zone communities are all located within close proximity to the Delaware River and are comprised of the following municipalities: the Townships of Bensalem, Bristol, Falls, and Lower Southampton and the Boroughs of Bristol, Morrisville, Penndel, and Tullytown.

Sellersville Borough, located in Upper Bucks County, is another priority area. Sellersville Borough is home to 4,429 individuals. One of the largest employers was U.S. Gauge Division which employed hundreds of people until the plant abruptly closed in 2008. This shutdown had a devastating impact on the local economy and contributed to a blighted residential housing market as long-term residents could no longer support themselves. Fortunately, Sellersville is located within close proximity of the growing Lehigh Valley region and critical road infrastructure. With proper investments and community input, the community can be well-positioned for strategic growth in the decades to come.
As a whole, these priority areas represent nearly a third of the county’s population and have the highest concentration of minority populations, highest rates of unemployment and poverty, and a per capita income below national, state, and county levels.

Bucks County has numerous brownfields of various sizes. The types of hazards include large chemical plants, landfills, municipal dump sites, dry cleaners, lumber yards, rail yards, shipyards, truck terminals, corner gas stations and incinerator sites. The opportunity to receive EPA brownfield assessment funds would indeed leverage significant state, local and private resources for revitalizing these sites.

i. Description of the Priority Brownfield Site(s)

**Target Area: Sellersville Borough** - The Redevelopment Authority, in partnership with the Bucks County Industrial Development Authority, was able to spur the revitalization of a 45-acre legacy site known as Ametek, U.S. Gauge Division Plant #2 facility on Clymer Ave (EPA ID: PAD002342236). Plant #2 has been transformed into the "Sellersville Business Campus" now boasting a new $10 million, 59,000 square-foot advanced manufacturing facility with more redevelopment on the horizon. Importantly, revitalization of Plant #2 has been a catalyst for the redevelopment of other former Ametek, U.S. Gauge sites in Sellersville, including the redevelopment of a former 5.2-acre parking lot facility into 50 new apartments for affordable and supportive housing which is expected to be completed in spring of 2022. EPA assessment funds will be critical to continuing this momentum in Sellersville and are needed for a vacant 5-acre lot located adjacent to the new apartments and the business campus.

**Target Area: Bucks County Enterprise Zone:**

- **Bensalem Drum Dump Site – Bensalem Township**
  The Redevelopment Authority condemned this property, a portion of which is located in a federally designated flood plain. A drum recycling and reconditioning business operated on the property from 1965 to 1968. In 1986, the EPA completed an emergency removal action consisting of 186 drums and 325 cubic yards of contaminated soil and placement of a clay cap on a portion of the site. Subsequent assessment activities performed by PADEP and the Redevelopment Authority documented contaminant levels exceeding the applicable state standards with additional Phase II assessment work required.

- **AE Staley’s Plant & Railyard - Morrisville Borough**
  This 55-acre underutilized property consists of a plant and rail yard located within a designated floodplain. Tucked between the banks of the Delaware River and a residential neighborhood, it is situated 0.5 miles north of the Solvay USA incorporated (Formerly Rhodia, Inc.) property which is a RCRA site. Following the closing of the manufacturing and co-generation facility in the early 1990s, the company requested and received several tax reductions in view of the deteriorated facilities. The site has become a deficit to the community as taxes have been lowered and employment dramatically reduced. It is a prime target by the host municipality for reuse and economic revitalization.

- **Former Hulmeville Landfill – Hulmeville Borough**
  The Redevelopment Authority acquired this property and is working with a developer to reuse a portion of the site for commercial use with the balance remaining as open space. The site is a former municipal landfill located over 7 +/- acres adjacent to the Neshaminy Creek, a major tributary of the Delaware River.

- **Former Lincoln Garage - Falls Township**
  Located in a prime commercial district and in close proximity to single-family homes, the property is known to be littered with debris including used tires, old machine equipment, and it is suspected to be contaminated with petroleum products. Reuse of the site has stalled due to the anticipated high costs of assessment and cleanup.

- **Former Macy’s Building at Neshaminy Mall – Bensalem Township**
  The Authority recently identified the former Macy’s building as a targeted site for remediation and reuse. The vacant building is currently blighted and known to contain asbestos. The mall is located strategically next to major infrastructure routes and will be a critical component of the revitalization of Lower Bucks County.

1.b Revitalization of the Target Area
i. Reuse Strategy and Alignment with Revitalization Plans

The reuse strategies for the above referenced priority sites involve numerous best-use practices that the Redevelopment Authority has employed successfully in the past. These revitalization plans will further build resilient communities and improve environmental justice for targeted populations - primarily in Lower Bucks County.

By partnering with local municipalities and Bucks County Planning Commission, the Authority intends to repurpose each priority site with a uniquely tailored approach. For instance, the number one goal of Bensalem Townships’ Open Space Plan Update is to create linkages between people and parks. Bensalem has seen substantial development over the last forty years. As a result, the municipality is underserved in terms of open space and other recreation activities which are more readily available in other parts of Bucks County. The Bensalem Drum Dump Site project will expand the Township’s preserved open space portfolio and provide and create the desired linkages between people and parks.

For the AE Staley’s Plant and Railyard in Morrisville Borough, the Authority has developed a mixed-use strategy that mirrors the recommendations of the various plans adopted by Morrisville Borough including its Comprehensive Plan, the Morrisville Borough Certified Redevelopment Area Plan, and the Bucks County Waterfront Revitalization Plan. In cooperation with Morrisville Borough, and with significant community input, the Authority envisions facilitating an expansive reuse project that would include residential, commercial, limited retail and recreation uses. Notably, the Authority is currently working on remediating an adjacent brownfield that is a former landfill. Together, these projects would increase access to the Delaware River for both commercial and recreational activities and transform a heavy industrial area into a burgeoning downtown area for the community.

The Authority has been engaged with local officials for both the Former Hulmeville Landfill site and Lincoln Garage property. Communities would benefit tremendously from this funding as restoring these sites for productive use with a focus on housing, economic development, health and public safety and open space preservation is unlikely without public assistance. Likewise, the Authority has been engaged with Sellersville Borough for many years and successfully worked with borough officials and community stakeholders to solicit feedback, understand the community's needs and work with all parties to ensure brownfield sites are repurposed in a manner fitting of the community's goals and objectives. Sellersville Borough is extremely motivated to continue the momentum of revitalizing its legacy brownfield sites.

ii. Outcomes and Benefits of Reuse Strategy

On a broad scale, this grant will result in the remediation of contaminated sites focusing on sites near the banks of the Delaware River which notably includes the only two census tracts in Bucks County designated as a Federal Opportunity Zone. These are areas where our most vulnerable citizens live in close proximity to brownfields. Projects that result in job opportunities for low-to-moderate income residents, new or increased tax revenue for municipalities and opportunities for open space preservation and increased public recreation will be prioritized. Therefore, a focus of our reuse strategies will be the creation of jobs and revitalization of underutilized, vacant or abandoned sites that have long-term positive impacts for the host community and neighboring population. Reuse strategies will focus on spurring economic growth by attracting new employment to the area, re-investment in the housing stock, protecting and enhancing our natural resources and revitalizing support industries, particularly our robust hospitality industry which was devastated by the Covid-19 pandemic.

Bucks County has a vigorous Open Space Preservation Program, and its success can be quantified in the amount of land permanently preserved by county programs including 17,054 acres of agricultural land, 9,127 acres of county parkland, 5,001 acres of natural areas, 4,406 acres of municipal open space and 12 acres of riverfront for a total of 35,600 acres preserved for future generations. These sites contribute to a higher quality of life and in many cases provide for public recreational activities. Reuse of brownfields is a perfect
complement to the Open Space Program as brownfield redevelopment prevents the needless loss of greenspace and farmland to new development. Priority brownfield sites such as the Bensalem Drum Dump Site and the Former Hulmeville Landfill will make excellent Open Space Program additions.

Finally, an important outcome and benefit of this grant is reducing the potential public health and safety threats brownfields pose to our residents. Of particular concern is the historic location of industrial sites along the banks of the Delaware River and other waterways. Addressing the migration of contaminants from brownfields to the neighboring waterways, the Delaware River and its tributaries is an extremely important outcome and benefit of this grant.

1.c. Strategy for Leveraging Resources

i. Resources Needed for Site Reuse

Due to a significant decrease in available state funding for brownfields, this grant will be the primary source of funding to identify and create an inventory of brownfield sites, perform Phase I and Phase II assessments, prepare cleanup plans and develop reuse strategies. Working with our project partners to develop creative financing packages has been a key ingredient of the Authority’s success in cleaning up more dozens of brownfield sites, and this funding will be critical to expand on that success. Notably, existing programs when funding is available through the Commonwealth do not allow for identifying sites or creating an inventory of sites, and that important gap would be addressed with these funds.

The Authority intends to supplement this funding by pursuing state funding for remediation activities including the Industrial Sites Reuse Program (ISRP), Greenways, Trails, and Recreation Program (GTRP), Blight Remediation Program and the Business in Our Sites Program. Other state programs which facilitate reuse and investment in brownfield sites include the Enterprise Zone Tax Credit Program and Redevelopment Assistance Capital Program (RACP). Our extensive experience with these incentive programs will help foster efforts in the priority areas to ensure projects provide the outcomes and benefits outlined in the above section.

Additionally, for larger projects, the Authority has a Memorandum of Understanding with the Bucks County Industrial Development Authority (BCIDA) to partner on brownfields and economic development projects in the county. This agreement provides at least $8 million in local funding sources will be used to support economic development and brownfield redevelopment initiatives.

ii. Use of Existing Infrastructure

Many of Bucks County’s communities, particularly Enterprise Zone communities, have a substantial infrastructure presence that includes major highways, interstates, public transportation, public water and sewer, rail freight service, small airports, and deep-water ports in Lower Bucks County. Existing infrastructure is a critical component in the Authority’s evaluation of all brownfield projects. The extent to which a brownfield project will facilitate additional investment and compliment the area’s infrastructure is key to the success our brownfield program. The Authority always encourages and prioritizes projects which take an innovative approach towards stormwater management techniques, such as rain gardens and bioswales, as well as projects that take advantage of technologies used to reduce energy consumption and carbon footprints.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2. a. Community Need

i. The Community’s Need for Funding

Funding for this type of activity has been restricted severely especially in the last two years due to the COVID-19 pandemic. While the Authority’s primary source of funding for assessing and cleaning up brownfields has been the state ISRP program, recent changes to state law have greatly diminished the available funding. This has come at a time when the Authority has seen more demand to assess and remEDIATE brownfields due to Bucks County’s geographical location and existing infrastructure.

Sellersville Borough is a small post-industrial town with a population of approximately 4,400. After the town’s major employer, Ametek, Inc. shuttered all of its borough facilities in 2008, the burden of the tax base shifted to the residents. With limited revenues, the borough cannot tackle brownfield redevelopment alone, and
without outside funding, remediation and reuse would be impossible. Furthermore, the Enterprise Zone communities have the highest tax rates in Bucks County in addition to stagnant or decreasing population growth, high rates of poverty and lowest per capita income. It’s important to understand that Bucks County’s population grew by over 23% over the last 30 years. Conversely, the population of the Enterprise Zone municipalities declined by half a percent over the same period. Municipal budgets for the target area are strained, particularly for our smaller boroughs, which do not have the resources to effectively manage the complex issues associated with the assessment, remediation, and reuse of brownfields.

ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations

This grant will help to identify hazardous substances and provide better data on potential environmental impacts affecting public health in Bucks County. The correlation between brownfields in the target area and impact on disproportionately impacted populations can be seen by recent data provided by the St. Mary Adult Health Clinic, a non-profit organization that provides free primary and chronic health care to thousands of low-income, uninsured adults living in the Enterprise Zone communities. In 2017, the Clinic served 856 unduplicated patients through nearly 6,500 clinic visits. Most patients have multiple, serious, chronic illnesses, such as high blood pressure (29%), diabetes (38%), orthopedic problems (17%), gastrointestinal problems (11%), cardiac (5%), obesity (3%), or cancer (1%). The percentage breakdown of Clinic patients is 44% male and 56% female; 46% Hispanic, 30% White, 14% African American and 10% Asian. Approximately 69% of patients were born outside the United States. The priority site in Sellersville Borough is located next to an apartment complex housing low-income senior citizens and could be a potential long-term hazard if they are exposed to any contaminants.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions

A 2019 Community Health Needs Assessment from Fox Chase Cancer Center, which used CDC data, found that Bucks County had a higher rate of all cancers compared to the PA or U.S. average. 502.3 per 100,000 in Bucks compared to 474.1 in PA and 437.7 nationally. This agrees with another collaborative report between the Bucks County Health Improvement Project and United Way from 2015 entitled A Needs Assessment for Bucks County. Specifically, it noted that the municipalities that comprise the Enterprise Zone Communities are above the state average of age-adjusted death rates from all causes, and “… has death rates from cancer higher than the state rate”. Since brownfields are most prevalent in the Enterprise Zone Communities, the higher rates could be associated with exposure to hazardous substances.

In a 2019 assessment of local health needs, Grand View Health noted that the Sellersville region had significantly higher than average rates of asthma hospitalization for young children. In fact, it was a rate of 223.3 in this region compared to the Bucks County average of 88.8. Furthermore, the American Lung Associations “State of the Air 2018, 2019, and 2020” report gave Bucks County an F for air quality. Groups in Bucks County at risk include those with: Pediatric Asthma (11,519), Adult Asthma (52,841), COPD (37,531), Lung Cancer (404), cardiovascular disease (49,364), Diabetes (57,473), Children Under 18 (131,092) and Adults 65 & Over (110,082). This grant will help to show any linkage between contamination at brownfield sites and the resulting increased incidences of disease.

Data from 2019 available through the Bucks County Planning Commission's "Opioid Heatmap" show that the Enterprise Zone communities as well as the Sellersville region having significantly higher incidents of opioid overdoses and overdose deaths compared to the rest of the county. Additionally, of all overdoses in Bucks County, the overwhelming majority were men (73% of cases) in their 20s or 30s (80%). According to a collaborative 2019 report by local hospitals, this is the leading cause of death for this age group. Addiction can be caused by a variety of factors, but lack of economic opportunity is a strong indicator. Effective reuse of blighted or contaminated sites into vibrant downtown settings or industrial hubs can combat this trend.

(3) Promoting Environmental Justice
The target areas were the home to some of the heaviest and largest industrial development throughout Bucks County's history. But, after the plants closed, many sprawling sites were left vacant leaving behind no jobs, contamination, and reduced opportunity for families that relied on those plants. Local governments, in a rush to bring any type of development to the area, oftentimes allowed new commercial or industrial space to be built adjacent to existing residential areas contributing to exposure to pollution, lack of open space, and eliminating the public's ability to experience the outdoors in a safe, equitable, and healthy manner. While some progress has been made over the years, residents in the priority areas face generally higher unemployment, less income per capita than their neighbors, population decline, and typically are less likely to complete a 4-year college degree.

A major outcome will be providing the resource to engage and educate the community about these sites. The public can be welcomed into the discussion to determine best reuses and what they would like to see in their own community. It will provide a greater level of engagement for residents not previously experienced through the typical local development process.

2.b. Community Engagement

i. Project Involvement and ii. Project Roles

<table>
<thead>
<tr>
<th>Partner Name</th>
<th>Point of contact</th>
<th>Specific role in the project</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pennsylvania Department of Environmental Protection</td>
<td>Troy Conrad (<a href="mailto:tconrad@pa.gov">tconrad@pa.gov</a>)</td>
<td>Overseer of PA Land Recycling Program. Each site assessed through this grant will be entered into the Act 2 Program.</td>
</tr>
<tr>
<td>Bucks County Industrial Development Authority</td>
<td>Mr. Pete Krauss 267-880-6071 <a href="mailto:jpkrauss@buckscountyvida.com">jpkrauss@buckscountyvida.com</a></td>
<td>Provider of funding resources to acquire and reuse brownfield sites. Public meeting space in Central Bucks County. Provide economic incentives to future businesses using proj. sites.</td>
</tr>
<tr>
<td>Bucks County Economic Development Corporation</td>
<td>Mr. Robert Cormack 215-348-9031 <a href="mailto:rfc@bcdec.com">rfc@bcdec.com</a></td>
<td>Provider of funding resources to acquire and reuse brownfield sites. Provide of economic incentives to future businesses for the revitalized property.</td>
</tr>
<tr>
<td>Bucks County Community College</td>
<td>Mr. James Sell 267-685-4801 <a href="mailto:James.sell@bucks.edu">James.sell@bucks.edu</a></td>
<td>Language interpretation services. Public meeting space in Upper, Central and Lower Bucks County. Assessment of employer needs and employee training.</td>
</tr>
<tr>
<td>Heritage Conservancy</td>
<td>Mr. Jeff Marshall 215-345-7020</td>
<td>Assist with site selection, community outreach, and reuse strategies.</td>
</tr>
<tr>
<td>Pennsylvania Environmental Council</td>
<td>Mr. Patrick Starr <a href="mailto:pstarr@pecpa.org">pstarr@pecpa.org</a></td>
<td>Assist with site selection, community outreach, and reuse strategies.</td>
</tr>
<tr>
<td>New Jersey Institute of Technology TAB Team</td>
<td>Ms. Elizabeth Limbrick <a href="mailto:limbrick@njit.edu">limbrick@njit.edu</a></td>
<td>Technical assistance; Facilitate public participation and outreach.</td>
</tr>
<tr>
<td>Greenbelt Overhaul Alliance of Levittown</td>
<td>Mr. Ed Armstrong</td>
<td>Grassroots organization of volunteers that can assist with site selection, community outreach, and reuse strategies.</td>
</tr>
<tr>
<td>Barth Consulting Group</td>
<td>Mr. Stephen M. Barth Barthconsultinggroup.com</td>
<td>Site Selection in Sellersville Borough, grassroots organization, community outreach, and reuse strategies.</td>
</tr>
<tr>
<td>St. Mary Adult Health Clinic</td>
<td>Ms. Lisa Kelly, RN, MBA 215-710-4156 <a href="mailto:lkelly3@smmaryhealthcare.org">lkelly3@smmaryhealthcare.org</a></td>
<td>Language interpretation services; Facilitate public participation and outreach to affected populations; Monitor impacts to sensitive populations in the Enterprise Zone.</td>
</tr>
<tr>
<td>Bucks County Enterprise Zone Organization</td>
<td>Mr. Garney Morris</td>
<td>Assist with site selection, reuse strategies, future uses of the site; Liaison to Enterprise Zone municipalities.</td>
</tr>
</tbody>
</table>

iii. Incorporating Community Input

Involving the community in the process of identifying and selecting sites, as well as developing cleanup and reuse strategies is central to the Authority's approach to brownfields reuse. If a grant is awarded, the first step the Authority will take is to immediately issue a press release to our contacts list with a notice that the EPA grant funds were awarded and intent for public participation. We will request all municipalities to post the announcement on their public access television channels and websites. The Authority will utilize the resources made available through the NJIT TAB Team to help gain community acceptance and involvement with brownfield projects to be funded through this grant. The NJIT TAB Team will also be used to ensure the request for proposals includes a clear, comprehensive and effective strategy for community engagement in the processes.
of identifying and selecting sites. The Authority anticipates this to include an adequate number of public meetings to be scheduled at convenient times and locations that are easily accessible to the local communities so the public can be educated on the brownfields program, updated on progress, and involved with site selection, assessment and eventual cleanup and future reuse. Attention will be made to ensure the venue has adequate space to allow for social distancing.

Additionally, the Authority made significant investments in its technological capabilities due to the Covid-19 pandemic. These include the ability for the public to view meetings in the privacy and safety of their own home, watching recordings when convenient for them, and leave comments or additional feedback through an electronic form on our website. These comments will be reviewed by staff and responses will be communicated to the public via blog updates on our website, newsletters, and direct responses. Additionally, the Authority plans to have a dedicated one-stop-shop for all relevant information on its website related to this grant. Press releases will also be prepared and distributed to highlight success stories and the benefits of the program.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3.a. Description of Tasks/Activities and Outputs

<table>
<thead>
<tr>
<th>Task/Activity 1: Management, Coordination, Public Safety, and Community Outreach</th>
</tr>
</thead>
<tbody>
<tr>
<td>i. Project Implementation: The Authority has developed a highly successful brownfields program with highly qualified in-house staff. Salary funds are necessary to enable the Authority to manage the cooperative agreement including the review and update of the County-wide Brownfields inventory database last updated in 2009. This will be done in conjunction with a qualified environmental professional consultant. The Authority will provide for any expenses that exceed this grant request through its own operating funds.</td>
</tr>
<tr>
<td>ii. Anticipated Project Schedule: On going over the course of the grant activity period which is anticipated to be 24 months.</td>
</tr>
<tr>
<td>iii. Task/Activity Lead(s): RDA Executive Director, Program Director, and General Administrator</td>
</tr>
<tr>
<td>iv. Output(s): Project leads will provide quarterly reports, management of the brownfield inventory, site eligibility determination, data entry into EPA's ACRES database, and cooperation agreement as well as community outreach and involvement, organizing community meetings, and responding to comments with a focus on the sites listed in this application. Will also ensure public health guidelines are followed and implemented to protect against Covid-19 at all public meetings and project sites.</td>
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<tr>
<th>Task/Activity 2: Legal</th>
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<tbody>
<tr>
<td>i. Project Implementation: An attorney experienced in environmental legal issues to deal with aspects such as property ownership, site access, liability, reviewing Phase I and Phase II assessment reports and remedial action plans is critical to dealing with the often-thorny legal issues which require specialized expertise to enable assessments and eventually reuse.</td>
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<td>ii. Anticipated Project Schedule: On going over the course of the grant activity period (24 months).</td>
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<td>iii. Task/Activity Lead(s): The Authority has retained Mr. Joel Bolstein, Esq. as its environmental solicitor. Mr. Bolstein focuses his practice on brownfields reuse, the environmental aspects of corporate and real estate transactions, regulatory compliance counseling and environmental litigation. Mr. Bolstein has served as the Authority's environmental counsel since the initiation of the Bucks County Brownfields Program in 1997.</td>
</tr>
<tr>
<td>iv. Output(s): Develop site access agreements, review of Phase I and II reports and area clean-up plans, review of statutes, and attendance at community meetings. Priority sites will be identified for additional review and any prior litigation that may complicate remediation activities.</td>
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<th>Task/Activity 3: Site Identification</th>
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| i. Project Implementation: The Authority will utilize the resources made available through the New Jersey Institute of Technology TAB Team to prepare a request for proposals for a consultant to assist
with updating its inventory of brownfield sites.

ii. Anticipated Project Schedule: The Authority will partner with NJIT immediately upon grant award to begin the solicitation of a consultant. Complete site identification and update inventory will be complete within 12 months of receipt of the award.

iii. Task/Activity Lead(s): Program Director

iv. Output(s): Produce an updated brownfield inventory for Bucks County to be made publicly available and shared with area municipalities, partner organizations including the Bucks County Planning Commission for GIS mapping. Priority sites will be highlighted with additional information, background, and potential contaminants.

**Task/Activity 4: Phase I Assessments**

i. Project Implementation: Funds will be used to provide Phase I assessments of the identified properties and will be entered into the Pennsylvania Land Recycling Program, better known as Act 2. State funding and project partners such as private developers or the host municipality are expected to supplement funding for these assessments.

ii. Anticipated Project Schedule: Phase I assessments are planned to begin within 6 months of the award and activity under this task is expected to end 18 months following. This allows for assessments of priority sites and those additional sites identified by the consultant.

iii. Task/Activity Lead(s): Qualified environmental consulting firm. Oversight by the Program Director

iv. Output(s): Completed Phase I assessment of each brownfield and submission to the PA Act 2 Program. Priority sites will be the first to have a Phase I assessment, as needed.

**Task/Activity 5: Phase II Assessments**

i. Project Implementation: Focus of EPA grant funds will be Phase II assessments. Top priorities for additional investigation will be based on public support and involvement, the ability for the site to attract a developer, ability of the site to utilize existing infrastructure, the extent of contamination and impact of contamination and reuse on the community and sensitive populations. The Authority will leverage state funding and partner with private developers or municipalities to fund these assessments.

ii. Anticipated Project Schedule: Phase II assessments are planned to begin within 6 months of the award and are expected to end 18 months following. This allows for assessments of priority sites and those identified by the consultant following their Phase I assessment.

iii. Task/Activity Lead(s): Qualified environmental consulting firm. Oversight by the Program Director

iv. Output(s): Completed Phase II assessments for up to 6 properties and the development of remedial action plans. If needed, the priority sites will have a Phase II assessment before other projects.

3.b. Cost Estimates

Tasks were calculated as the following:

- **Task 1:** 455 total hours at an average rate of $97.36 = $44,310. Reflecting 55 hours from the Executive Director, 375 hours from the Program Director, 25 hours from the General Administrator. Over the two years the Authority expects to manage the grant award, this equates to 13 total weeks of employee time dedicated to the project (35 hours a week). This is similar to time dedicated to the last EPA Community-wide Assessment grant the Authority received in 2009.

- **Task 2:** 70 hours at Mr. Bolstein's legal rate of $190 = $13,300. Expected review of additional Phase I and II reports as well as potential legal research on priority sites, the Authority's estimates these additional activities to generate approximately 3 additional billable hours for Mr. Bolstein each month. This was estimated based off Mr. Bolstein's current Authority workload and a review of prior invoicing which shows on average, six billable hours per month. As the Authority expects management of this grant to last for approximately twenty-four months, 70 hours would represent approx. 3 hours each month over the twenty-four-month period.
- Task 3: Expected contract amount for similar professional services = $20,000. We believe this is an accurate number for our region based on prior awards the Authority has reviewed for similar work. This information was collected by reviewing public RFPs and solicitations on government bidding websites. The Authority regularly communicates with our peers across the Commonwealth and utilizes a variety of environmental consultants. Further, the Authority will ensure the most competitive price through a competitive bidding process.
- Task 4: The Authority anticipates that it will be able to perform twelve Phase I assessments with this budget. Based on prior proposals from qualified environmental consultants, we estimate that each assessment will cost $3,500 for a total expenditure of $42,000.
- Task 5: The Authority anticipates that it will be able to perform six Phase II assessments with this budget. Based on prior proposals from qualified environmental consultants, we anticipate an average cost of $30,282 for a total of $181,690. Along with Phase I assessments, this is anticipated to account for nearly 75% of the total grant award.

<table>
<thead>
<tr>
<th>Budget Categories</th>
<th>Task 1</th>
<th>Task 2</th>
<th>Task 3</th>
<th>Task 4</th>
<th>Task 5</th>
<th>Total</th>
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<tr>
<td>Personnel</td>
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<tr>
<td>Fringe Benefits</td>
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<td>Legal</td>
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<td>13,300</td>
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<td>13,300</td>
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<tr>
<td>Contractual</td>
<td></td>
<td></td>
<td>20,000</td>
<td>42,000</td>
<td>181,690</td>
<td>243,690</td>
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<tr>
<td>Total Costs:</td>
<td>43,010</td>
<td>13,300</td>
<td>20,000</td>
<td>42,000</td>
<td>181,690</td>
<td>300,000</td>
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3.c. Measuring Environmental Results
The Authority has a successful track record managing EPA Brownfield Grants. Results will be documented and reported to the EPA on a quarterly basis as part of the Quarterly Progress Reports. A final report summarizing all work completed under the grant will be prepared at the end of the project period and provided to the EPA. The Authority will complete an inventory of the sites that have been identified, sites that have completed a Phase I and/or Phase II assessment, and sites where a remedial action work plan has been prepared. The Authority also monitors and tracks the number of sites cleaned up. Upon completion of the inventory, a report will be posted on the Authority's website which includes hazards at the site, cleanup activities, and any areas of concern for future use. Utilizing local contacts and relationships, the Authority will stay abreast of the amount of public and private investment leveraged at each site and inform the public as necessary. This progress will be recorded in EPA's ACRES database even after the project period as concluded.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE
4.a. Programmatic Capability
   i. Organizational Capacity
   The Authority has run a variety of programs throughout Bucks County despite its small staff. For instance, following the start of the Covid-19 pandemic, the Authority immediately developed and initiated a relief program to provide funding to businesses most affected by the Governor's shutdown orders. This success was built upon by partnering with the County of Bucks to provide services for a variety of programs using federal CARES Act and ARPA funding. These programs were developed, implemented and administered in addition to the Authority's existing programs with no delay in delivery of service. The Authority believes it has the technical capability to implement this grant as well as the operational capacity to implement it effectively, timely, and with no delay in other programs or services.

   ii. Organizational Structure
   The project manager for this grant is Mr. Jeffrey Darwak, Executive Director of the Authority. Mr. Darwak will supervise the project head, Mr. Joseph Hogan and the General Administrator, Ellen Hilser. He will be responsible for coordinating with all project partners over the lifetime of the grant. Mr. Darwak and Mr. Hogan will both work with NJ TAB, consultants, and contractors to ensure the brownfield inventory is
completed in a timely manner and that the assessment work is properly completed according to state and federal requirements. Mr. Hogan will manage public relations, partnering organizations, organizing public meetings, processing payment requests, review of assessment reports and completing reports and submitting required information to the proper regulatory authorities. Ms. Hilser will provide programmatic support.

iii. Description of Key Staff

Mr. Darwak joined the Authority as the Program Coordinator in 2007 and quickly advanced to the position of Deputy Director. He was appointed as the Executive Director in October 2018. Mr. Darwak has been instrumental in obtaining and managing millions of dollars in grant funds in an effort to link housing and economic development initiatives in Bucks County that provide family sustaining jobs. He has also been influential in implementing the Bucks County Brownfields Program, helping revitalize dozens of Bucks County properties that were idle, vacant or underutilized because of environmental conditions.

Mr. Hogan is the Authority’s Program Director and has been with the Authority since January 2018. He brings a wealth of private and public sector experience having past professional experience managing day-to-day operations for large supermarkets and as the Director of Community and Economic Development for a Representative to the U.S. Congress. Mr. Hogan has a master's degree from Penn State University in Community and Economic Development and is currently a J.D. Candidate at Temple University. Ms. Hilser also joined the Authority staff in January 2018. As General Administrator, she has an extensive background in the fields of real estate, health care and administration. She will provide support to ensure the outcomes and objectives of this grant are achieved. All three staffers are life-long residents of Bucks County, Pennsylvania.

iv. Acquiring Additional Resources

The Authority will utilize the resources and expertise made available through the New Jersey Institute of Technology TAB Team to successfully complete this grant. In addition, the Authority has a Memorandum of Understanding with the Bucks County Industrial Development Authority to partner on brownfields and economic development projects in the county.

4.b. Past Performance and Accomplishments

i. Currently Has or Previously Received an EPA Brownfields Grant

(1) Accomplishments

In 2009, with the assistance of EPA Community-wide Hazardous Substance and Petroleum Assessment grants, the Authority completed a County-Wide Inventory of brownfields and identified 132 sites throughout the county with half of the sites located in the Enterprise Zone. The Authority was able to complete four Phase I and four Phase II assessments on priority sites. Nine other priority sites were either assessed and cleaned up or put back to productive reuse through other avenues such as private developers. In addition, the Authority participated in a previous EPA Job Training Grant Program which was managed by the Bucks County Community College. The program was successful, and it is the Authority’s understanding that at least three program participants are currently employed by environmental professional firms. Other notable accomplishments of the Bucks County Brownfields Program include the Riverfront North project in Bristol Borough and the Riverfront South project in Bensalem Township. Both are projects that leveraged millions of dollars in federal, state, local and private funding to cleanup and put back to productive reuse nearly 100 acres of vacant industrial land on the Delaware River. These projects were accurately reflected in ACRES.

(2) Compliance with Grant Requirements

The Authority was in full compliance with EPA grant requirements including submission of timely quarterly progress reports, financial status reports, and timely ACRES reports.
Threshold Criteria Response

1. **Applicant Eligibility Attachments:**
   
a. Redevelopment Authority Board Resolution
   b. Articles of Incorporation

2. **Community Involvement:**

   Involving the community in the process of identifying sites and selecting and developing cleanup and redevelopment strategies is central to the Authority's approach to brownfields redevelopment. If a grant is awarded, the first step the Authority will take is to immediately issue a press release with a notice that the EPA grant funds were awarded. This will be distributed to media outlets and to our extensive distribution list to notify the public of the grant award and to promote participation in the process. We will request all municipalities to post this on their public access television channels and websites. The Authority will utilize the resources made available through the NJIT TAB Team to help gain community acceptance and involvement with brownfield projects to be funded through this grant.

3. **Contractor Information:**

   A contractor has not been procured or named for this project.

4. **Expenditure of Assessment Grant Funds:**

   The Redevelopment Authority of the County of Bucks does not have an active EPA Brownfields Assessment Grant.
RESOLUTION #2021-22

RESOLUTION OF THE REDEVELOPMENT AUTHORITY
OF THE COUNTY OF BUCKS AUTHORIZING
THE FILING OF AN APPLICATION WITH THE UNITED STATES
ENVIRONMENTAL PROTECTION AGENCY FOR A $300,000 BROWNFIELD
COMMUNITY-WIDE ASSESSMENT GRANT

WHEREAS, the Redevelopment Authority of the County of Bucks is a duly organized authority of the Commonwealth of Pennsylvania created and existing pursuant to the provisions of the Pennsylvania Redevelopment Law, Act of May 24, 1945, as amended (the “Authority”), and; has been informed by the U.S. Environmental Protection Agency that it is eligible to apply for monies for the Community-Wide Assessment Grant and;

WHEREAS, the Redevelopment Authority of the County of Bucks has been informed by the U.S. Environmental Protection Agency that it is eligible to apply for monies for the Brownfields Assessment Grant, and; desires to apply for U.S. E.P.A. grant funding.

WHEREAS, the Redevelopment Authority of the County of Bucks is desirous of obtaining funds from the U.S. Environmental Protection Agency in the amount of $300,000 to inventory, characterize, assess, and conduct planning and community involvement related to Brownfield sites in the County of Bucks.

NOW, THEREFORE, be it resolved by the Board of the Redevelopment Authority of the County of Bucks:

1. That the Authority hereby authorizes its Executive Director to submit an application for funding assistance to the U.S. Environmental Protection Agency Brownfields Assessment Grant Program by the filing deadline of December 1, 2021 and;
2. That the purpose of the grant will be to provide a $300,000 Community-Wide Brownfields Assessment Grant as indicated in the application to the U.S. Environmental Protection Agency.

RESOLVED AND ENACTED this 11th day of November, 2021.

REDEVELOPMENT AUTHORITY
OF THE COUNTY OF BUCKS

[Signature]
Chairman

ATTEST:

[Signature]
Secretary
Commonwealth of Pennsylvania

DEPARTMENT OF STATE

TO ALL TO WHOM THESE PRESENTS SHALL COME, GREETING:

WHEREAS, in and by the provisions of Urban Redevelopment Law, Act No. 385, approved the twenty-fourth day of May, Anno Domini one thousand nine hundred and forty-five, P.L. 992, the Department of State is authorized and required to issue a

CERTIFICATE OF INCORPORATION

evidencing the incorporation of a redevelopment authority under the provisions of said Act.

AND WHEREAS, The stipulations and conditions of said Act have been fully complied with by the Governing Body of the County of Bucks, by the passage of a proper Ordinance finding and declaring that there is a need for a Redevelopment Authority.

THURSFORD, KNOW YE, that, subject to the constitution of this Commonwealth, and under the authority of Act No. 385, approved the twenty-fourth day of May, Anno Domini one thousand nine hundred and forty-five, P. L. 992, I DO BY THESE PRESENTS, which I have caused to be sealed with the Great Seal of the Commonwealth, declare and certify the creation, existence and incorporation of

REDEVELOPMENT AUTHORITY OF THE COUNTY OF BUCKS

into a body politic and corporate in deed and in law by the name hereinbefore specified, now to become operative with authority to transact business.

Such corporation shall have and enjoy and shall be subject to all the powers, duties, requirements, and restrictions, specified and enjoined in and by the above Act of Assembly and all other applicable laws of this Commonwealth.

GIVEN under my Hand and the Great Seal of the Commonwealth, at the City of Harrisburg, this 5th day of March in the year of our Lord one thousand nine hundred forty-five, A.D. and of the Commonwealth of Pennsylvania, the first year thereof.

[Signature]

[Signature]

D1645-28R