FY22 EPA Brownfield Assessment Grant Narrative Information Sheet

1. **Applicant:** Lawrence County Chamber Foundation
   325 East Washington Street
   New Castle, PA 16101

2. **Funding Requested:**
   a. Assessment Grant Type: Community-wide
   b. Federal Funds Requested:
      i. $420,000
      ii. We are not requesting a site-specific assessment grant waiver

3. **Location:**
   a. City of New Castle and Borough of Ellwood City
   b. Lawrence County
   c. Commonwealth of Pennsylvania

4. **Target Areas:**
   a. Lawrence County:
      i. City of New Castle Census Tracts #2, #4, #9
      ii. Ellwood City Census Tracts #115, #118

4. **Priority Site Addresses:**
   a. 1220 Frew Mill Road, New Castle, PA 16101, New Castle Census Tract #2
   b. 415 South Cascade Street, New Castle, PA 16101, New Castle Census Tract #2
   c. 1210 Factory Avenue, Ellwood City, PA 16157, Ellwood Census Tract #118

5. **Contacts:**
   a. Project Director: Linda D. Nitch, Executive Director
      Lawrence County Economic Development Corporation
      325 East Washington Street, New Castle, PA 16101
      Office: (724) 658-1488 / nitch@lawrencecounty.com

   b. Chief Executive: John Courman, Chairman
      Lawrence County Regional Chamber Foundation
      325 East Washington Street, New Castle, PA 16101
      (724) 657-2880
      jcourman@packerthomas.com
6. **Population:**
   a. City of New Castle: 21,926
   b. Borough of Ellwood City: 7,032

7. **Other Factors Checklist:**

<table>
<thead>
<tr>
<th>Other Factors</th>
<th>Page #</th>
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<tbody>
<tr>
<td>Community population is 10,000 or less.</td>
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<tr>
<td>The applicant is, or will assist, a federally recognized Indian tribe or United States territory.</td>
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<td>The priority site(s) is impacted by mine-scarred land.</td>
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<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>6</td>
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<tr>
<td>The priority site(s) is in a federally designated flood plain.</td>
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<tr>
<td>The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.</td>
<td></td>
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<tr>
<td>The reuse of the priority site(s) will incorporate energy efficiency measures.</td>
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<tr>
<td>30% or more of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section I.A., for priority site(s) within the target area.</td>
<td>12</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>4</td>
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8. **Letter from the State Environmental Authority** Please see attached letter from the Pennsylvania Department of Environmental Protection.

9. **Release of Copies of Application Sensitive Information** – not applicable.
November 17, 2021

John Courman, Chairman
Lawrence County Chamber Foundation
325 East Washington Street
New Castle, PA 16101

RE:  U.S. EPA Brownfields Grant Proposal | State Letter of Acknowledgement
     Lawrence County Chamber Foundation
     Lawrence County, Pennsylvania

Dear Mr. Courman:

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 Lawrence County Chamber Foundation’s application for a US EPA Brownfields Community Wide Assessment Grant in the amount of $500,000 to conduct environmental assessments on numerous brownfields sites within the Elwood City and New Castle areas to facilitate revitalization and redevelopment. The Foundation’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 Lawrence County Chamber Foundation 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

a. Target Area and Brownfields

**Background and Description of Target Area:** Our county is considered primarily rural with only two large population centers: the City of New Castle and Ellwood City area. These two urban areas are linked by gateway routes passed frequently by residents and visitors alike; daily reminders of our community blight. The City of New Castle is also home to three coal-fired power plants closed in 2016 by GenOn Energy. A revival of these communities is largely dependent on providing enough family sustaining-jobs to create a middle-class lifestyle to sustain a prosperous community.

**New Castle, Lawrence County, PA** – New Castle is a city of 21,926 people located 40 miles north of Pittsburgh and a 20-minute drive east of Youngstown, Ohio. Firmly at the center of America’s Rust Belt region, New Castle’s economic opportunities have steadily declined along with its population from a high point of nearly 50,000 in the 1950s to less than half that now. Ten years ago, the City was officially declared a Distressed Community under PA ACT 47, a designation allowing the Commonwealth to control cities experiencing severe financial difficulties in order to ensure the health, safety, and welfare of their citizens.

The City’s 200-year industrial history includes a number of potteries, fireworks and explosive manufacturers, and various metal-related companies. The process of crushing ore, melting and fabricating metals, use of lead-based paints, and industrial chemicals, resulted in widespread contamination of heavy metals such as lead and arsenic, a legacy that continues to significantly impact the sites today.

Unsurprisingly, government services and healthcare providers are New Castle’s largest employers today, ([www.workstats.dli.pa.gov](http://www.workstats.dli.pa.gov)) indicating our local economy is increasingly unsustainable and failing to provide for the needs of the entire population. Like other Rust Belt communities, our community suffers heavily from persistent issues of poverty, crime, drug-addiction and joblessness. Since 2013 alone, the County has lost six major employers (Ellwood City Community Hospital, Liberty Mutual customer service center, ESB Bank headquarters, PA Youth Detention Center, and two major retailers: Kmart and Sears) prompting a loss of nearly 1,100 jobs, many of those paying family-sustaining wages. In a 2017 study, Lawrence County, according to [www.dea.gov](http://www.dea.gov), ranked sixth in the state for drug-overdose deaths, easily beating the average rate of death for both Pittsburgh and Philadelphia. The 2018 crime index for the City of New Castle, as reported by [www.city-data.com](http://www.city-data.com), is 342, which is 1.2 times greater than the US average, higher than 87.3% of other US cities, and an 18% increase as compared to 2017.

**New Castle Specific Target Areas** – The specific target area neighborhoods ranked as high priority in a past study funded by EPA brownfields grant funding because they are within the boundaries of our County’s largest population centers, pose the greatest public health risks, have the greatest potential to serve environmental justice based on cultural and socio-economic characteristics of the affected neighborhoods, are situated along gateway corridors, and are in neighborhoods whose remediation would make the highest impact in regards to public perception and the ability to attract new investment.
According to the 2019 ACS 5-year estimate tables, the percentage of the population living below the national poverty level in the City of New Castle target areas are all above 20% (see specific City of New Castle target area characteristics):

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Census Tract #2</th>
<th>Census Tract #4</th>
<th>Census Tract #9</th>
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<tbody>
<tr>
<td>Population</td>
<td>2,000</td>
<td>1,677</td>
<td>1,833</td>
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<tr>
<td>Income Level</td>
<td>mod</td>
<td>low</td>
<td>low</td>
</tr>
<tr>
<td>% Below poverty level</td>
<td>21.3%</td>
<td>52.7%</td>
<td>41.8%</td>
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<tr>
<td>2021 Estimated median family income</td>
<td>$42,693</td>
<td>$16,282</td>
<td>$27,036</td>
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<tr>
<td>Minority %</td>
<td>17.89%</td>
<td>51.55%</td>
<td>25.06%</td>
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<tr>
<td>Unemployment Rate</td>
<td>12%</td>
<td>7%</td>
<td>5%</td>
</tr>
<tr>
<td>Population over 25 w/o H.S. Diploma or equivalency</td>
<td>10%</td>
<td>12%</td>
<td>11%</td>
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**Ellwood City, Lawrence County, PA** – In many ways, Ellwood City shares the same industrial legacy as the City of New Castle. Situated in Lawrence County with a small portion in Beaver County, PA, Ellwood is 30 miles northwest of Pittsburgh and some 8 miles south of New Castle and linked together by PA Route 65. In the past, the Ellwood area was home to many industries such as tube mills, steel-car works, building stone and limestone quarries, foundries and machine shops, coal mining, etc. In 1940, 12,329 people lived in Ellwood, however, the population has fallen to a current census.gov estimate of 7,032.

**Ellwood City Specific Target Areas** -- The Ellwood City area-specific neighborhoods that we plan to perform assessment activities in were also identified in past site prioritization processes. As with the City of New Castle targeted areas, these neighborhoods ranked as high priorities because they are within the boundaries of our County’s largest population centers, pose the greatest public health risks, have the greatest potential to serve environmental justice based on surrounding vulnerable populations, situated along gateway corridors, and are in neighborhoods whose remediation would make the highest impact in regards to public perception and the ability to attract new business.

i. **Description of Lawrence County Priority Brownfield Sites:** Chosen from past site prioritization processes, the following two sites are identified as high priority to our community to target for assessment and subsequent cleanup for the following reasons: 1) As the sites are adjacent to residential housing, the health risks remain a concern to the people living in the area as the pollutants migrate, 2) Sites lie abandoned and are blighted, 3) Sites are adjacent to residential areas and pose a threat to vulnerable populations, 4) Existing buildings are an attractive nuisance, enticing kids and others onto unsafe properties, and 4) The probability of effective reuse is considered high.

**City of New Castle, Upper East Side Neighborhood**

<table>
<thead>
<tr>
<th>Former:</th>
<th>Description and Past Land Use:</th>
<th>Possible Enviro Issues:</th>
</tr>
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<tbody>
<tr>
<td>City Trailer</td>
<td>Vacant, Access Secured, Currently zoned for industrial use, Total of 46.87 acres, No flooding or wetland issues, Within 400 ft. of residential housing, Past use: truck trailer mfg. and adjacent municipal waste site, 10 interconnected structures of no historic value</td>
<td>• Some metals and metal dust  \n• Various organic compounds  \n• Solvents  \n• Paint and paint sludge  \n• Scrap metal  \n• Waste oils</td>
</tr>
</tbody>
</table>
**Cascade Street Leasing & Development, AM Real Properties**

*Intersection of Cascade/Frew Mill:*

- **1220 Frew Mill Rd. and 415 S. Cascade St., New Castle, PA**
- totaling 150,000 s.f., vacant for more than 13 years, Buildings are unsecure and unsafe, Portions of the roof caved in, Sites are large & level with easy highway access, All public utilities available, This area is considered a gateway to the City of New Castle along PA Route 108 with good access to Interstate 79 and U.S. Routes 422 and 19.

- **VOCs**
- **Dioxin**
- **Beryllium**
- **Degreasing agents**
- **Lead**
- **Copper**
- **Arsenic**
- **PCBs**

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<thead>
<tr>
<th>Ellwood City, Central</th>
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<tr>
<td><strong>Former:</strong></td>
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| **W.R. Grace**  
(owner: Ellwood City Borough) | 4-acre site has a long history of industrial occupation, mostly in steel/metal manufacture, access secured, Adjacent body of water: Connoquenessing Creek, however, no flooding or wetland issues, Site has 3, viable buildings totaling approx. 50,000 sf. of no historical significance, currently used to store snow equipment, Site is flat, close to nearby viable business operations, and has access to all public utilities, Most infamous use was by W.R. Grace Co. manufacturing Zonolite insulation material contaminated by asbestos. | - Asbestos  
- Chlorinated organic compounds  
- Dioxin  
- Furans  
- Chloroform  
- Resin acids |

**b. Revitalization of the Target Area**

i. **Reuse Strategy and Alignment with Revitalization Plans** – The EPA’s Brownfields Assessment Grant would help New Castle and Ellwood City areas confront community problems associated with numerous contaminated brownfields. Target area sites addressed as part of this project will all have easy access to transportation routes coupled with access to all public utilities. Environmentally assessing these properties for the purpose of reviving and developing these properties will help make them marketable to commercial businesses as well as traditional and advanced light manufacturers, creating a significant increase in the number of middle-class jobs, a key to rebuilding our economy. An environmental assessment would be our community’s first step in identifying clean-up funds, reducing effects on public health, and moving the properties back into productive use and back on the tax rolls.

Alignment with local government land use and revitalization plans -- The data collected from the assessments will help address high priority issues of our **Lawrence County Comprehensive Plan** objectives as well as objectives set by resident-driven visioning sessions as part of a 2021 countywide
economic development action plan prepared by Garner Economics: **Forward Lawrence**. Objectives that will be met include (1) addressing population loss associated with abandoned housing and vacant industries (2) increase employment opportunities (3) rehabilitation of existing properties to realize effective infill development, and (5) address issues of public safety within City neighborhoods. In addition, this project aligns with our region’s **Comprehensive Economic Development Strategy (CEDS)** addressing regional objectives such as (1) repurpose and rehabilitate vacant facilities and buildings (2) develop new and creative uses for brownfield sites and (3) promote and encourage brownfield development.

This project’s targeted brownfield sites, as well as approximately 23 other brownfields sites present within these neighborhoods, have been prioritized as result of past EPA grant funding. Though the prioritization plan indicates the highest and best reuse of the sites, our Community Brownfield Task Force and Community Visioning events will identify appropriate future uses of these properties following the completed Phase II Environmental assessments. Depending on the environmental findings, neighborhood needs, and the community’s determination of final intended use, uses for both municipalities is expected to include a planned mix of both industrial and commercial development as they remain viable areas where businesses are most likely to locate given the surrounding use and access to industrial grade infrastructure. Final uses will be aligned to our Lawrence County Comprehensive and Forward Lawrence plans as well as the Northwest PA CEDS plan promoting redevelopment of vacant, industrially contaminated properties where existing utility and roadway infrastructure already exists.

**ii. Outcomes and Benefits of Reuse Strategy --**

Stimulation of Economic Development Activities -- The primary social and economic benefits from this brownfield redevelopment effort is the realization of healthier neighborhoods by decreasing blight in disadvantaged neighborhoods thereby increasing tax revenue and increasing long-term employment opportunities. Specifically, it is expected that: 1) 45-60 new jobs would be created with the development of the City Trailer/City Dump site and 75-100 new jobs at the former W.G. Grace property. 2) increases in tax revenue would be realized from both new jobs (income tax) and new development (property tax). Both priority sites described above could generate up to $500,000 in estimated local annual tax revenue. 3) Steps will be achieved toward increased economic stability, 4) Increases in Lawrence County’s standard of living will be achieved and 5) There will be an increase in our labor force participation rates. If just a portion of the brownfields within the Target Area are redeveloped, substantial economic benefits will be realized.

**c. Strategy for Leveraging Resources**

i. **Resources Needed for Site Reuse --** Once our target sites are assessed and clean-up plans created, the County of Lawrence and its local non-profit partners would be eligible to apply for potential grant dollars through the Commonwealth of Pennsylvania’s Dept. of Environmental Protection (PA DEP) and Department of Community and Economic Development (DCED) to initiate the recommended remediation processes. In addition, a number of Commonwealth programs exist that would help fund remediation, planning, building rehabilitation, demolition, new construction and site development costs such as: Business in Our Sites grants/loans, the Appalachian Regional Commission, Greenways, Trails and Recreation Program, Keystone Communities Program, Industrial Sites Reuse, and the Pennsylvania Industrial Development Authority loan program.
Finally, once the contamination issues are known, private developers will be more likely to be interested in entering public-private relationships with the County to develop the sites.

ii. **Use of Existing Infrastructure** -- As part of the planning process leading up to the submission of this application, it was important to our County to target sites in areas that already possessed infrastructure necessary to support redevelopment. This project will facilitate the use of existing infrastructure at the priority sites such as adequate electric, natural gas, sewer, and water. In addition, all sites targeted have access roadways in place now that would support new commercial and/or industrial businesses. No additional infrastructure needs are anticipated as part of the targeted sites redevelopment processes.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need

i. **The Community’s Need for Funding** -- Most of our county’s population lives in New Castle or Ellwood City neighborhoods that produce the least amount of tax revenue. Many of the residents in these neighborhoods are low income (annual median family income as low as $16,282) due to unemployment or under-employment. Many live in publicly-subsidized housing and private homes are valued at 28% less than city-wide average and 75% less than the statewide average. Many of the businesses and most of the industrial employers have left, the population continues to decline, leaving behind vacant brownfields and a general lack of investment. Because of the deterioration, these communities are burdened with costs associated with illegal dumping and vandalism. The downward spiral has created a situation where local government cannot budget for the initial costs of brownfields redevelopment.

ii. **Threats to Sensitive Populations**

(1) **Health or Welfare of Sensitive Populations** - The residents in our target areas are predominately low-income families, households with pregnant women and young children, minorities, and the elderly. As a result of our brownfield legacy in Lawrence County, sensitive populations in these neighborhoods have an increased risk of exposure as they live next door to old industrial sites that either used or improperly disposed of heavy metals, solvents and other hazardous material. They are exposed to these substances by ingestion or by simply breathing it in, and are now showing increased occurrences of cancers, kidney disease, lung damage and thyroid disease. The EPA Brownfields Assessment grant will help us identify and reduce these threats by funding Environmental Phase I and II investigations, that would otherwise not be funded by local government.

(2) **Greater Than Normal Incidence of Disease and Adverse Health Conditions** – Proximity to area brownfields and decaying neighborhoods have led to higher rates of chronic illness and higher crime rates. According to a 2015 Pennsylvania Asthma Focus Report created by the PA Department of Health, Lawrence County had the second highest rate of inpatient hospitalization with asthma from 2009 to 2013 – second only to Philadelphia County – at 23 per 10,000 people. The crime index for Ellwood City is 35 the City of New Castle is 12, with 100 being the safest, considerably higher than the national average across all communities in America from the largest to the smallest. In a study completed by the PA Department of Health comparing cancer rates from 2009-2013.
throughout the Commonwealth, women in Lawrence County are 6.4% more likely diagnosed with cancer of any kind and men experience a 28.9% increase in the number of lung cancer cases per capita. In addition, both genders shockingly experience more than twice the number of thyroid cancer incidences than in any other Pennsylvania county!

Because several rivers run through our County including the confluence of the Beaver, Shenango, and Mahoning rivers whose paths coincide with gateway corridors, migration of industrial contaminates also move outside the boundaries of the typical ground water plumes. As a result, the PA Department of Environmental Protection has had in effect for the past four years a “DO NOT EAT” advisory for all fish species caught in the Shenango River at any point in Lawrence County due to extremely high levels of polychlorinated biphenyl (PCB). PCBs cause a wide range of adverse health effects and cancer effecting the immune system, reproductive system, nervous system, endocrine system and other organs. Recent fish tissue samples show more than 10 times the “NO CONSUMPTION” advisory level.

(3) **Promoting Environmental Justice** — Lawrence County brownfield sites are located exclusively in the City of New Castle and Ellwood City areas, centralized in the poorest neighborhoods with the highest concentration of disadvantaged, low income, and/or minority populations. A data sample from [www.epa.gov/ejscreen](http://www.epa.gov/ejscreen), for instance, shows our target New Castle neighborhoods are in the 80 – 95 percentile for wastewater discharge and range between the 70 – 90 percentile for air toxin cancer risk. Targeted Ellwood City sites are in the 70 - 90 percentile for wastewater discharge indicators. By tackling contamination issues – which are often the single largest source of neighborhood blight, several environmental injustice indicators are cumulatively addressed: 1) lack of job opportunities through site reuse, 2) needed zoning changes as a result of community-driven reuse planning, 3) reduction of water and soil contamination through site assessment and site clean-up, and 4) increase in neighborhood property values and reduction of community disinvestment as a result of final reuse plans. We recognize the importance of maximum input from people living in the neighborhoods directly affected by the brownfields, making them an integral part of the redevelopment process. Outreach efforts will focus where it matters the most to make the greatest impact to realize more vibrant living spaces in New Castle and Ellwood City.

**b. Community Engagement** – i. **Project Involvement**

ii. **Project Roles - List of Organizations/Entities/Groups & Roles**

<table>
<thead>
<tr>
<th>Name</th>
<th>Point of Contact</th>
<th>Role/Involvement</th>
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<tbody>
<tr>
<td>Property Owners</td>
<td>Various</td>
<td>Site access agreements, funding source for reuse planning</td>
</tr>
<tr>
<td>PA Dept. of Environmental Protection</td>
<td>Eric Gustafson, Regional Manager, 814-332-6648 <a href="mailto:egustafson@state.pa.us">egustafson@state.pa.us</a></td>
<td>Access remediation funding, secure liability clearances</td>
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<tr>
<td>City of New Castle</td>
<td>Chris Frye, Mayor 724-656-3510 mayor(newcastlepa.org)</td>
<td>Business/Resident Outreach, contribute to inventory &amp; prioritization process, participate on Task Force, help create reuse plan</td>
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<tr>
<td>Borough of Ellwood City</td>
<td>David Allen, Borough Mgr. 724-758-7777, <a href="mailto:dallen@ellwoodcityborough.com">dallen@ellwoodcityborough.com</a></td>
<td>Business/Resident Outreach, contribute to inventory &amp; prioritization process, participate on Task Force, reuse plan</td>
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Incorporating Community Input – It is important to not only inform, but to encourage involvement and feedback so the community understands the ultimate value of their input and to sincerely convey they have ownership in these efforts. The community has been involved in prior brownfield community-wide assessments and cleanup efforts in the area and we will continue with those alliances. Our Community Involvement Plan provides a clear explanation of roles and responsibilities in the decision-making process, and is a transparent and inclusive process responsive to the community needs of (1) human health, (2) quality of life, and (3) economic impacts. The Plan utilizes involvement tools such as:

(1) Quarterly public sessions to both educate and gather feedback. Invitations will be distributed using our community partners and via public media outlets. With the advent of the COVID pandemic, however, in-person events will be offered both as in-person and virtual. Information gathered at the meetings will be presented to the Brownfield Steering Committee for incorporation into the final plan.

(2) Community Visioning Events (both in-person and virtual) regarding the site’s redevelopment plans (minimum of two in each neighborhood). Using our partners, we will reach out to the residences within a pre-determined radius of sites assessed and gather input for presentation to the Brownfield Steering Committee. Results of the meeting will be disseminated directly to the residents.

(3) Monthly virtual stakeholder group meetings to coordinate efforts from prioritizing sites through reuse planning, create environmental justice activities to encouraging participation from those that may not have direct access to project information due to social or cultural barriers, discuss community health concerns, meet with reuse planning committees, other community partners, local developers, and government officials to discuss best uses and financing.

(4) Regular, close communication links with the PA DEP, PA DCED, City of New Castle, Ellwood officials and other government officials needed to keep political involvement, interest, and support for sustainable brownfield initiatives and strategies at a high level.
(5) Regular issuance of printed and digital marketing campaigns such as press releases, progress reports, and fact sheets to post on websites and in area newspapers.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS --

a. Description of Tasks/Activities and Outputs  

i. Project Implementation

<table>
<thead>
<tr>
<th>Task #1: Cooperative Agreement Oversight and Management</th>
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<tr>
<td><strong>Description:</strong> Activities include grant compliance/performance and financial reporting, identifying and securing members of Task Force, create schedule and conduct Task Force meetings, create environmental consultant bid documents, solicit bids, procure qualified environmental firm, coordination of partners, communication and coordination with EPA officials, health officials, and all project activities throughout the three-year grant period.</td>
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<tr>
<td><strong>Anticipated Project Schedule:</strong> Ongoing throughout the full three-year grant period.</td>
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<tr>
<td><strong>Task/Activity Lead:</strong> Task 1 activities will be conducted via a contractual agreement between the applicant and the Lawrence County Economic Development Corporation (LCEDC), the grant compliance manager of past communitywide EPA assessment grants because of their programmatic capabilities and their knowledge of the brownfield sites throughout our County.</td>
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<td><strong>Outputs:</strong> EPA Quarterly Reports, EPA SF425 Annual Reports, EPA Final Reports, Bid documents, Environmental Professional Contract, Brownfield Task Force meeting reports</td>
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<tr>
<th>Task #2: Site Inventory, Site Selection, and Securing Site Access</th>
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<td><strong>Description:</strong> Development of additional site inventories and prioritizations, select candidate sites for assessment and subsequent cleanup planning. Ranking will be done with respect to community input, community health risk, alignment with redevelopment goals, anticipated efficiency of revitalization, and opportunities for leveraging. Once properties are selected, a scope of work will be finalized and access agreements will be acquired.</td>
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<td><strong>Anticipated Project Schedule:</strong> Completed by end of 3rd Quarter, Year One.</td>
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<td><strong>Task/Activity Lead:</strong> Task Force members with additional community input, under the guidance of Qualified Environmental Consultant. Access Agreements with property owners will be negotiated with the assistance of the LCEDC and Qualified Environmental Consultant.</td>
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<tr>
<td><strong>Outputs:</strong> Site Inventory, Final Site Selection Report, Health Department Reports, meetings with: Task Force, Community and Health Officials, Site Access Agreements.</td>
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<th>Task #3: Outreach with Community and Project Partners</th>
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<td><strong>Description:</strong> Scheduling, inviting, preparing documents, data collection, arranging venues, arranging for virtual attendance, and performing outreach activities including: quarterly public sessions to both educate and gather feedback, Community Visioning events regarding site redevelopment plans, monthly virtual stakeholder group meetings to regularly coordinate project, regular close communication links with local public health officials, PA DEP, PA DCED, City of New Castle and Ellwood officials, regular issuance of printed and digital marketing campaign materials.</td>
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<tr>
<td><strong>Anticipated Project Schedule:</strong> Task 3 activities will be ongoing throughout the entire grant period</td>
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<td><strong>Task/Activity Lead:</strong> LCEDC</td>
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<td><strong>Outputs:</strong> Public, stakeholder and health department meeting documents, progress reports, fact sheets, press releases, printed brochures and reports, web site announcements.</td>
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<th>Task #4: Site Characterization: Phase I/II Investigation and monitoring</th>
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<td><strong>Description:</strong> It is anticipated that a minimum of five, key brownfield sites will undergo Phase I/II Environmental Site Assessments (ESAs). The Phase II ESAs will be conducted in accordance with requirements of the US EPA and Pennsylvania DEP, and, prior to conducting the Phase II ESA, a Quality Assurance Project Plan (QAPP), to include a Sampling and Analysis Plan (SAP) and Health and Safety Plan (HASP) will be submitted to US EPA for review. Upon US EPA approval of the SAP</td>
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and HASP, the environmental consultant(s) will conduct the Phase II ESAs to investigate potential environmental impact to groundwater, soil, surface water, and/or sediment.

**Anticipated Project Schedule:** Task 4 Activities will take place beginning the second year of the grant period and be completed by the end of the second quarter of year 3.

**Task/Activity Lead:** Qualified Environmental Professional.

**Outputs:** Outputs include a minimum of five approved QAPPs Phase I and Phase II assessments. Outcomes include quality assurances pursuant to EPA protocols and site characterization and risk assessment to state and federal protocols.

**Task #5: Planning Activities including Reuse and Clean-up Plan**

**Description:** Following review of laboratory analytical data, the environmental consultant will work with our team to devise liability management, end use, and cleanup plans that support redevelopment efforts and improve the health of residents and the environment. Following the creation of clean-up plans for a minimum of five sites, Reuse Plans will be created for end use planning providing site layout and optimization plans that consider community input, health-related impacts, surrounding land uses, and local land use/zoning regulations. Neighborhood residents will be invited to offer critical input on end use plans.

**Anticipated Project Schedule:** Final two quarters of year three of the grant period.

**Task/Activity Lead:** Qualified environmental professional, the LCEDC and the local office of the Pennsylvania Department of Health.

**Outputs:** Site Clean-up Plans, Site Reuse Plans, Materials from meetings regarding site reuse. Outcomes include the identification and restriction of highly contaminated areas, and a collaborative planning process that will encourage responsible reuse and private investment.

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**b. Cost Estimates** – It is anticipated that costs associated with the above tasks will be paid via two professional contracts: a qualified environmental firm to perform tasks 4 and 5 and a portion of task 3, and a qualified project management contract for tasks 1 and 2 and a portion of task 3. All costs associated with the project are direct costs and no applicant administrative costs are included in the budget. The proposed project budget was created from professional estimates.

<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>
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<tr>
<td>Total Direct Costs</td>
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<td>Contractual: Qualified Env Firm</td>
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<td>$10,000</td>
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<td>Direct Costs:</td>
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<td>$15,000</td>
<td>$300,000</td>
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<td>$420,000</td>
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</tbody>
</table>

* Minimum 5 site (Phase I & II) assessments at average cost of $60k vary depending on the size of the site, the nature and extent of the environmental issues, and how much work was previously done in the past. ** Minimum 5 site clean-up/reuse plans at average cost of $13k each.

**c. Measuring Environmental Results** -- The project recordkeeping and reporting will be performed via a contract with the Lawrence County Economic Development Corporation (LCEDC). The LCEDC is very familiar with the expected reporting requirements, including ACRES reporting. The Foundation will require regular progress reports from the LCEDC and other contractors working on the grants to measure progress toward expected project goals and to report appropriately to the US EPA of project...
progress. The quarterly reporting requirement will allow the Foundation to take corrective actions should goals not be met in a timely manner. These reports will be consolidated into the Quarterly Reports to the Region 3 Project Officer. Outputs and outcomes will be tracked by property address in the ACRES reporting system. Other significant outputs and outcomes such as community outreach will similarly be tracked through maintenance of sign-in sheets, meeting notes, and copies of outreach materials. Typical outcomes include tracking site inventories, sites chosen for assessment, reports of site health risks, tracking the number of community groups/members educated about the potential health risks, number of residents contacted, number of residents participating in visioning events, resident input, number of acres of property assessed and the environmental reports, clean-up plans created, and progress of reuse plans. The Foundation and the LCEDC will prepare quarterly reports, annual reports including financial reports, and required MBE/WBE reports. Property information will be reported using the EPA’s electronic ACRES system. The Foundation and its community partners will report grant updates on various community-based webpage. The Foundation and LCEDC will be responsible for the preparation of the financial reports to ensure efficient drawdown and auditing of funds.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability – i. Organizational Capacity and iii. Description of Key Staff –

As was done with past communitywide EPA Brownfield Assessment grant administrations, the Foundation will contract with the Lawrence County Economic Development (LCEDC). Together, they will direct the Qualified Environmental Professional to ensure all technical, administrative, and financial requirements are met. The LCEDC staff all have similar decades-long records of experience in successfully administering and managing state and federal grant programs including past EPA awards. Key project managers from the LCEDC will include its Executive Director, Linda D. Nitch, who has been in municipal government and economic development for more than 35 years, responsible for local, state and federal-funded grant management, maintaining financial records and brownfield real estate development. Also assisting is LCEDC Assistant Director, Diane Richardson who has 30 years of economic development experience in grant writing, grant management, and financial recordkeeping. Finally, the Chamber Foundation will utilize two full-time staff members, Lyndsey Overby and Melanie DeVincenitis to coordinate community and project partner outreach.

ii. Organization Structure --

iv. Acquiring Additional Resources – Should additional resources be required to complete the project goals we will utilize the assistance of the Lawrence County Planning Department resources and outside environmental engineers at RAR Engineering for additional support

b. Past Performance and Accomplishments --

iii. Never received any type of Federal or Non-Federal Assistance Agreements. – The Lawrence County Foundation has never received any type of Federal or Non-Federal Assistance Agreements.

F. Leveraging – Not applicable.

G. Confidential Business Information – Not applicable.