Narrative Information Sheet

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

2. **Funding Requested:**
   a. Grant Type: Single Site Cleanup
   b. Federal Funds Requested
      i. $500,000
      ii. The GCIDA is not requesting a cost share waiver.
      iii. The GCIDA is not requesting a waiver of the $500,000 limit.

3. **Location:**
   a) Mather, PA; b) Greene County; c) Pennsylvania

4. **Property Information:**
   Mather Site, 1st and 8th Streets, Mather, Greene County PA 15346

5. **Contacts**
   a. **Project Director**
      Crystal Simmons, Director
      93 East High Street; Suite 217
      Waynesburg, PA 15370
      724-852-5260
      cssimmons@co.greene.pa.us

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

6. **Population**
7. **Other Factors Checklist**

<table>
<thead>
<tr>
<th>Other Factors</th>
<th>Page #</th>
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<tbody>
<tr>
<td>Community population is 10,000 or less.</td>
<td>#1</td>
</tr>
<tr>
<td>The applicant is, or will assist, a federally recognized Indian tribe or</td>
<td>NA</td>
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<tr>
<td>United States territory.</td>
<td></td>
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<tr>
<td>The proposed brownfield site is impacted by mine-scarred land.</td>
<td>#1</td>
</tr>
<tr>
<td>Secured firm leveraging commitment ties directly to the project and</td>
<td>#2</td>
</tr>
<tr>
<td>will facilitate completion of the project/reuse; secured resource is</td>
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<td>identified in the Narrative and substantiated in the attached documents.</td>
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<tr>
<td>The proposed site is adjacent to a body of water (i.e., the border of</td>
<td>#1</td>
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<tr>
<td>the proposed site is contiguous or partially contiguous to the body of</td>
<td></td>
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<tr>
<td>water, or would be contiguous or partially contiguous with a body of</td>
<td></td>
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<tr>
<td>water but for a street, road or other public thoroughfare separating them).</td>
<td></td>
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<tr>
<td>The proposed site is in a federally designated flood plain.</td>
<td>NA</td>
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<tr>
<td>The reuse of the proposed cleanup site will facilitate renewable energy</td>
<td>#2</td>
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<tr>
<td>from wind, solar, or geothermal energy.</td>
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<tr>
<td>The reuse of the proposed cleanup site will incorporate energy efficiency</td>
<td>#1&amp;2</td>
</tr>
<tr>
<td>measures.</td>
<td></td>
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<tr>
<td>The target area(s) is located within a community in which a coal-fired plant</td>
<td>#1</td>
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<tr>
<td>had recently closed (2011 or later) or is closing</td>
<td></td>
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8. **Letter from the State or Tribal Environmental Authority**
   a. Letter from the Pennsylvania Department of Environmental Protection supporting the project is attached.

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

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

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

Dear Mr. Belding:

The Pennsylvania Department of Environmental Protection is pleased to support your efforts to redevelop brownfield properties in your community. Returning environmentally challenged and underutilized land and buildings to productive use improves our environment, safeguards our residents, and helps boost Pennsylvania’s economy.

The DEP supports Greene County Industrial Development Authority’s application for a US EPA Brownfields Site Specific Cleanup Grant in the amount of $500,000 to continue the cleanup of a rail-tie manufacturing site that will be targeted as a brightfield property. The Industrial Development Authority’s efforts to examine the redevelopment potential of aggregated, underutilized sites to create renewed neighborhoods and business districts in Pennsylvania is a worthwhile endeavor.

Both Central Office and Regional Office Staff in the Land Recycling Program look forward to supporting Greene County Industrial Development Authority and U.S. EPA Region 3 on this project.

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

Sincerely,

Michael Maddigan
Land Recycling Program Manager
Bureau Environmental Cleanup and Brownfields
Narrative

1. Project Area Description and Plans for Revitalization
   a. Target Area and Brownfields
      i. Background and Description of Target Area

The target site is located in Morgan Township, Greene County which is situated in rural southwestern Pennsylvania along the Pennsylvania-West Virginia border and is bounded to the east by the South Fork of Tenmile Creek. Morgan Township, currently has a population of 2,295 (US Census 2019), and was one of many communities which relied on the coal mining industry as the major source of employment for since the early 1900s and the economy of this primarily, low-income Appalachian community is heavily reliant on the extraction of fossil fuels specifically, coal and natural gas. The mining and oil and gas extraction industries are the largest employers in Greene County. One in five county residents is employed in the natural resources extraction industry. However, dependence on this industry is diminishing as regulatory pressures combined with the established link between fossil fuel emissions and global climate change have necessitated a shift toward alternative energy resources. Directly related to this downturn in coal mining, the target site, locally identified as the Mather Coal Mine (Mather Site), stopped operating as a coal mine in the 1960’s eliminating hundreds of jobs. Similarly, the “Emerald Mine” in Greene County closed in 2014 and the Cumberland Mine closed in 2015 which combined eliminated over 500 jobs. Additionally, in 2014, FirstEnergy closed the Hatfield coal-fired power plant in Cumberland Township, eliminating over 100 jobs in Greene County. While the hydraulic fracturing and extraction industry is active in this area, the transient nature of that industry has been unable to meet local employment needs and Greene County has experienced a net loss of jobs and gained a disproportionate number of brownfields associated with the numerous closures of coal mines and associated processing facilities. The Mather Site in Morgan Township was selected for remediation with funding available under this solicitation as it was assessed under Greene County’s 2018 EPA Brownfields Assessment grant and because of commitments from NJR Clean Energy Ventures, solar electricity generation developer, who selected the site as the location of a new 10 megawatt solar array. The only obstacle prohibiting construction of this renewable energy project is remediation of the environmental impacts that have been identified at the Mather Site. Funding from this Cleanup Grant is critical to bringing this project and the contemporary shift away from natural resource extraction in this historically coal-based economy to fruition.

      ii. Description of the Brownfield Site

The Mather Site operated as a coal mine, coal processing, and loading facility which included a rail yard and numerous rail spurs, from the early 1920s until the early 1960s. The site is the location of “Mather Coal Mine Disaster” of 1928 in which 194 miners lost their lives in a mine explosion. In 1975, Gateway Forest Products began creosote railroad tie treatment operations which continued until 1984. When the creosote rail tie operations ceased, the closure left behind 1,000’s of creosote rail ties and the site has sat vacant since that time.

During active creosote rail tie operations, numerous environmental violations and spills were documented. Environmental assessment activities have been completed on the site and most recently, utilizing US EPA Brownfields Assessment grant funding, a comprehensive Phase II Environmental Site Assessment was completed and a remedial strategy was developed for identified environmental impacts, including impacted soil. Creosote was a commonly used preservative to treat durable wood products such as rail ties, though creosote contains numerous federally and state-regulated substances that have the potential to negatively impact the environment. Creosote spills have been historically documented at the Site and resulted in fish kills, impaired water quality, and impaired ecological conditions. The conservation of water quality and ecological health of Tenmile Creek and Browns Run, which are located adjacent to the Site and receive stormwater runoff from the Site, are a primary source of drinking water for the Greene County Water Authority. Moreover, Tenmile Creek is a tributary to the Monongahela River which is a primary source of drinking water in the Pittsburgh area. Accordingly, maintaining the integrity and quality of local creeks and streams potentially impacted by historical operations at the Mather site is imperative to preserving critical drinking water sources for Greene County and western Pennsylvania.
The planned reuse of the site is a solar farm. The GCIDA has accepted a Letter of Intent for a long-term lease for the site for “purposes of constructing, owning and operating a solar electrical generating facility” from NJR Clean Energy Ventures. NJR Clean Energy Ventures estimates the investment needed for the development of this site into a solar power generation facility to be $14.5 million. The remaining obstacle to revitalization of the Mather Site is the remediation of the identified impacted soils and removal and proper disposal of the thousands of creosote rail ties. The site was entered into the Pennsylvania Department of Environmental Protection (PADEP) Voluntary Cleanup Program (VCP) in 2021. Entering a site into the PADEP VCP provides a Project Manager at the PADEP to discuss site specific remediation options. The remedial strategy provided herein was proposed and approved by the PADEP. However, the presence of thousands of disused creosote-impacted rail ties is prohibiting access to impacted soil directly below the piles. Accordingly, the creosote-treated rail ties must be properly managed and associated soil must be appropriately remediated to applicable PADEP standards to support the planned redevelopment of the Site as a solar farm. The proper disposal and remediation of creosote-treated rail ties and impacted soil are cost prohibitive to the GCIDA and without EPA Brownfields Cleanup Grant funding, the Site will continue to sit idle and the environmental impacts related to the legacy of the creosote-treated rail ties will continue to contaminate the soil as well as Browns Run and Tenmile Creek, which are adjacent to the Site.

b. Revitalization of the Target Area

i. Reuse Strategy and Alignment with Revitalization Plans

The Mather Site has been the focal point of public engagement and revitalization plans for the last 10 years in Greene County. The Greene County Brownfields Redevelopment Advisory Committee (GC-BRAC) formed in 2014 as a community outreach group and identified this site as a priority site for redevelopment because of the legacy of environmental impacts and its reuse potential. The planned reuse of the site entails the construction of 10-megawatt solar farm which will help to align Greene County with contemporary trends in renewable energy production and transition away from their historical reliance on the coal industry. The GCIDA has signed a letter of intent and is developing a long-term lease agreement for the site with NJR Clean Energy Ventures. However, until identified environmental conditions at the Site are remediated, redevelopment cannot move forward. The remaining obstacles for the planned redevelopment include: the identified soil contamination (metals); the thousands of creosote-treated rail ties; and potentially impacted soils associated with the rail-tie piles. These rail ties are not only a physical barrier to reuse but also have been leaching regulated substance commonly found in creosote into soil and groundwater for over 30 years and represent an unmitigated source of environmental impacts.

Redevelopment of this site also alignments with the goals Greene County 2020 Comprehensive Plan1, which was developed utilizing public input though public meetings, public surveys and interviews. As laid out in the Comprehensive Plan, the county-wide redevelopment goals are to attract new business and industry with a focus on areas served by existing infrastructure and expand economic opportunities. Development of a solar powered electrical generation station on the Mather Site achieves each of these goals with the by revitalizing a site already tied into existing infrastructure and leveraging a new source of tax revenue, while catalyzing the development of renewable energy projects in this historically coal-reliant region.

Additionally, remediation of impacts at the Mather site will improve local and regional water quality. According to FEMA Flood Zone Mapping, the site is located in an area of minimal flood risk. However, the site is adjacent to a Zone A area associated with South Fork Tenmile Creek, of which Browns Run is a tributary. Stormwater runoff and surface water from the site drains into these waterways. According to the “South Fork Tenmile Creek Watershed Assessment” prepared by the Greene County Conservation District, “Stormwater runoff, Non-Point Source pollution from agriculture and other development, and discharges from energy developments and other industry are the principle contributors to water quality degradation within this watershed.” The South Fork Tenmile Creek watershed is the largest watershed in Greene County and the removal of the creosote-treated rail ties and cleanup of impacted soil would remove a known, and ongoing source of contamination from Greene County watersheds.

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1 Greene County 2020 Comprehensive Plan
2 Jared Zinn, Greene County Conservation District, “South Fork Tenmile Creek Watershed Assessment” 2016
ii. Outcomes and Benefits of Reuse Strategy
The planned reuse of the site is as a 10-megawatt solar array and the GCIDA have a signed “Letter of Intent” from a solar developer, NJR Clean Energy Ventures, to redevelop the site into a solar farm. However, the identified environmental conditions must be remediated for this planned solar farm to move forward. The cleanup of this site would remove a known environmental and physical hazard from the community of Morgan Township and Greene County as a whole. The target site for this cleanup grant application formerly operated as a coal-processing facility and then as creosote-treatment and railroad tie manufacturing business. Collectively, these operations employed hundreds of people from 1920 through 1984. Since the cessation of operations, the 26-acre site has sat vacant, leaching regulated substance from creosote into the soils and groundwater and producing no tax revenue. In its current condition, the Mather Site is unable to be redeveloped due to the cost to properly dispose of the impacted rail ties and identified soil contamination and because of the physical obstacle represented by the large piles of creosote-treated rail ties.

The outcomes of the remediation of this site would not only be the removal of a source impacted stormwater runoff to Browns Run and Tenmile Creek and the development of a clean, renewable power source, but also the development of a new energy sector in an economically depressed community historically reliant on the coal industry. In addition to the improved local environmental quality and human health benefits this remediation represents, the proposed reuse of the Site as a solar array will reduce carbon emissions and help to meet state and Federal greenhouse gas emission reduction goals. The planned solar development would also provide lower-cost energy alternatives to the predominantly low-to-moderate income and underserved community surrounding this brownfield site.

c. Strategy for Leveraging Resources

i. Resources Needed for Site Reuse
The overall cleanup cost estimate for the removal and disposal of the creosote-treated rail ties and associated impacted soils is $600,000. If not for the funding made possible by this EPA Cleanup Grant, this project will not move forward to assist Greene County in transitioning from a historical coal producing region to a center of green and sustainable energy in Appalachia. NJR Clean Energy Ventures plans to lease this site and construct a solar farm will pay the County for its use, which will be used to offset the County outlay of the $100,000 matching funds. This funding, in turn, will be utilized to leverage additional funding to complete assessment activities on additional sites in their brownfield inventory and attract new commercial and residential development on brownfields sites in Greene County. A resolution from the Greene County Commissioners committing to contribute the $100,000 match for this needed economic redevelopment project is attached.

Currently, the Site generates no tax revenue for the County and the redevelopment of this site would dramatically change that. According to the Chief Assessor of the Greene County Tax Assessment Office, the industrial use of the site would equate to an approximate assessed value of $450,000. This would equate to approximately $20,000 annually in tax revenue. With $4,000 to the County, $3,000 to Morgan Township and $13,000 to the school district. Additionally, the lease agreement would provide approximately $50,000 annually to the Greene County IDA which would be leveraged for County-wide brownfields and economic development projects.

The solar developer of this site, NJR Clean Ventures, estimates the investment to develop this site and build the planned 10-megawatt solar electric generation station is $14.5 million. This will only be initiated if this grant funds the needed environmental remediation.

ii. Use of Existing Infrastructure
The private entity planning the development of the solar farm has evaluated the existing physical and electrical infrastructure in the area surrounding the Mather site. Results of that evaluation concluded the existing electrical infrastructure is sufficient and the proposed solar farm will be connected to the existing electrical grid. Regarding transportation infrastructure, the evaluation similarly concluded the existing roadways are sufficient for the planned remediation and construction of the site. No additional infrastructure improvements are required at this time. No additional land disturbances are planned or anticipated at this time. However, in the event the planned redevelopment requires additional infrastructure and/or improvements, the private solar developer will fund and has committed to utilize sustainable practices.
2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT
   a. Community Need
      i. The Community’s Need for Funding
Greene County has relied on the tax revenue generated by the coal industry for decades as a primary local source of income. Coal companies have paid value taxes on the mineral extraction rights and property and improvement taxes. Moreover, payroll tax revenue from the hundreds of jobs from this once booming industry was an important revenue stream. As mining activities and coal production have dropped off in recent decades, so too has the associated tax revenue. At the recent peak of coal mining in 2015, Greene County was receiving $4.2 million annually in real estate taxes. With the mine closures, this has steadily declined and in 2021, these revenues had fallen by $1.4 million.

The coal mine closures and subsequent closures of facilities utilizing coal, i.e., factories and power plants, have created an unstable employment situation in the County. Additionally, the skill sets of workers in these industries combined with the generational employment lineage limit transitional job prospects. In August 2014, 500 jobs were cut at the Emerald Mine which is located near Waynesburg, the county seat and location of Waynesburg University. FirstEnergy closed the Hatfield coal-fired power plant in 2014 in Cumberland Township, eliminating over 100 jobs in Greene County. The COVID-19 pandemic only exacerbated this job-elimination trend. The unemployment rate in Greene County is 14.1%\(^3\) is elevated compared to neighboring Washington County (12.7%) and Pennsylvania (6.4%). According to the US Census 2020 data the median household income in Greene County is lower ($54,776) when compared to neighboring Washington County ($63,543) and Pennsylvania ($61,744). The loss of quality, high-paying jobs has caused the population of the County to fall, with a -6.3% drop from 2010, as county residents seek employment in more prosperous locations like Washington County and Pittsburgh. The drop in population has also caused a drop in county revenue. The 2021 Greene County operating budget has $988,898 less in revenue than the 2020 Operating Budget. These factors greatly diminish the availability of funding for brownfields redevelopment. These factors, in conjunction with the blight, known and unknown environmental impacts from this Site and the myriad brownfield sites, including vacant mine scarred land have caused property values to fall. The remediation and redevelopment of this site would increase property values, provide local jobs for the planned site facility maintenance and operations, and generate a consistent revenue stream for the County.

      ii. Threats to Sensitive Populations
         (1) Health or Welfare of Sensitive Populations
The welfare of sensitive populations in Greene County is threatened by the pernicious scourges of substance abuse and opioid addiction and persistent poverty. Responding to increases in opioid abuse and overdose deaths, Greene County organized the Opioid Overdose Task Force in 2018. The task force was started by the Greene County commissioners as a means to combat the epidemic and is made up of representatives from businesses, nonprofits, human services departments, law enforcement, medical agencies, churches, school districts and other county offices for the education and benefit of all Greene County Residents.

According to the US Census Bureau, the prevalence of residents living in poverty, in the areas surrounding the Mather Site such as Waynesburg (21.6%), Jefferson Borough (19.6%) and Clarksville (19.9%) is elevated relative to the state (12.4%) and surrounding counties like Washington (9.2%). Moreover, according to the EPA’s EJSCREEN Tool, the percentage of children under 5 living in poverty across Greene County is 24%, which is significantly higher than adjacent Washington County (14.6%). Children in poverty often experience food and housing insecurities making them more susceptible to environmental health concerns. Based on the EPA’s EJSCREEN Tool, the communities surrounding this brownfield site are in the 80th percentile for low-income population. The populations in the areas surrounding the identified brownfield sites do not have the resources to relocate and suffer the environmental injustice of being overlooked and forced to endure the environmental conditions left behind from this brownfield site which has sat vacant since 1984.

         (2) Greater Than Normal Incidences of Disease and Adverse Health Conditions
In addition to the human health and environmental conditions identified at the Mather Site, the cumulative impacts of both local and county-wide environmental issues present a significant risk of exposure to both residents of the

\(^3\) US Census; [www.census.gov](http://www.census.gov)
County and sensitive natural resources. These exposure risks are a result of the impacts from historical operations at the Site as a coal mine, coal processing and transportation center as well as creosote rail tie manufacturer. Nonpoint source pollution in soil from decades of airborne deposition, widespread improper closure of sites with coal mine shafts, extensive coal refuse piles, and coal refuse pile fires, along with ongoing acid mine drainage all contribute to the ongoing human health risks presented by this Site. The legacy of coal mining, rail yards, and associated industries which utilized this site is having a measurable and negative impact on the health conditions of local residents.

The remediation of this Site, only possible through the US EPA Brownfields Cleanup Grant will remove and/or remediate the identified environmental health conditions negatively impacting the surrounding communities. According to the Pennsylvania Department of Health\(^4\), the age adjusted rate per 100,000 people affected by lung cancer in Greene County is 81.7, which is significantly higher than Pennsylvania as a whole (61.5). Further, the percentage of Low Birthweight of Live Term Singleton Births is 3.6% which is significantly higher than Pennsylvania as a whole (2.6%) and the percentage of Preterm Births in Greene County is 11.1% which is significantly higher than Pennsylvania as a whole (9.5%). This site formerly shipped coal via rail and according to a 2006 Environmental Defense Fund report on rail yards and rail lines, *Smokestacks on Rails*, “locomotive emissions would be responsible for more than 4,000 non-fatal heart attacks, more than 60,000 cases of acute bronchitis and exacerbated asthma in children nationwide.” Accordingly, based on data from the Pennsylvania Department of Health, Greene County has higher occurrences of chronic obstructive pulmonary disease (COPD) at a rate of 31.2 (per 10,000) versus Pennsylvania 17.6 (per 10,000), as well as heart attacks at 21.5 (per 10,000) compared to Pennsylvania 16.5 (per 10,000).

(3) **Promoting Environmental Justice**

Based on results from the EPA’s EJSCREEN Tool, the areas surrounding the Mather Site are in the 80th percentile for low-income population. Greene County has higher rates of poverty and unemployment along with greater incidence of impacted air than those in the surrounding communities, Pennsylvania, and nationally. According to the Pennsylvania Department of Environmental Protection “Environmental Justice Areas Viewer\(^5\), census tracts 9705.01 and 7957, in which the Mather Site is located, contain up to 49% minority population and a 35% poverty rate. According to 2019 US Census data, the African American unemployment rate in Greene County is 20% while women with children under six have a highly elevated unemployment rate of 41.7% in Morgan Township where the Mather Site is located. While the extraction of local energy resources from the Mather Site has historically fueled the economy of Greene County, the legacy of human health and environmental impacts that remain at the Mather Site have disproportionately impacted the surrounding disadvantaged communities. While the largely un- and under-employed coal miners from this area have suffered economic and vocational losses, only they now live next door to the coal refuse, impacted soils and thousands of creosote-treated rail ties that continue to negatively impact their quality of life. This vacant and environmentally impacted swath of over 26-acres, has sat silently impacting the soil, air and water in an overlooked and disadvantaged community for almost 40-years. Environmental Justice principles demand the low-income and minority populations that live in the communities surrounding the Mather Site benefit from the from this cleanup grant by improving the human health, environmental, and economic conditions of their community.

The funding from this EPA Brownfields Cleanup Grant will enable the Greene County Industrial Development Authority to remediate the identified and existing environmental conditions at the Mather Site and promote social equity and EJ principles. The opportunity exists to right the environmental injustices that have become the disproportionate burden of the people of Morgan Township and Greene County. The planned redevelopment of the Mather Site from coal processing and creosote railroad tie manufacturing to a sustainable and zero emission solar electricity generation facility, is blocked only by the physical and environmental obstacles from the historical legacy of the Mather Site. In accordance with the Justice40 initiative to remove the blight, environmental hazards, and human impacts in disadvantaged communities, 100% of this funding would be utilized in a disadvantaged community to support the remediation of known hazards.


\(^5\) [PADEP EJ Viewer](https://padep-1.maps.arcgis.com/apps/webappviewer/index.html?id=f31a188de122467691cae93c3339469c)
b. Community Engagement
   i. Project Involvement

In December 2014, the Greene County Industrial Development Authority formally organized the Greene County Brownfield Redevelopment Advisory Committee (GC-BRAC) as a means to involve the community and other stakeholders in the planning and implantation of projects related to brownfield redevelopment. The GC-BRAC has partnered with the GCIDA to provide community input in brownfield sites selection by working with cross-county agencies and municipalities to identify and prioritize potential brownfields sites. This site was identified by one of the public meetings held by the GC-BRAC. Subsequently, the solar electric generation company which is planning on leasing the Mather Site after the cleanup is complete has presented at one of these advertised meetings to solicit public input and provide the public to comment. Quarterly meetings are held at the County Seat located in Waynesburg, PA at the County office Building. The GC-BRAC has been soliciting public input on the planned solar development of the Mather Site since early 2021. Pursuant to the US EPA grant guidelines, the GCIDA published a legal notice on October 18, 2021 in the Observer-Reporter, news publication which services the local community, which notified the public the GCIDA was pursuing this grant funding and that a draft of this grant application and draft Analysis of Brownfields Cleanup Alternatives was available for public review at the County offices. The legal notice also provided methods to submit public comments and the date of the public meeting, November 9, 2021, to solicit public comments to the draft application and draft ABCA. Copies of the legal ad and sign-in sheet are attached.

The GCIDA has partnered with the follow community groups to spur revitalization in abandoned coal mine lands and brownfields. Partnerships, contacts information and specific involvement is summarized in the table below.

   ii. Project Roles

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

If awarded, the GCIDA will communicate project progress to the community through a press release to the local newspapers (The Greene County Messenger, Observer-Reporter, Greene Saver Waynesburg University Yellow Jacket), both print and website, social media updates (GCIDA and GC-BRAC Facebook pages). Additionally, the GCIDA (http://www.greenecountyida.org) will post announcements on their website and the County website (http://www.co.greene.pa.us). Project milestones will be posted on the GCIDA and Greene County websites and broadcast through social media outlets. The presentation materials and minutes will be archived and posted to the GCIDA and Greene County websites and social media accounts.

Project updates will also be presented at the publicly held quarterly GC-BRAC and monthly public GCIDA meetings. In order to ensure the local community is engaged the GCIDA in conjunction with the GC-BRAC, the Western Pennsylvania Coalition for Abandoned Mine Reclamation and River Town Program will hold a project kick-off meeting at the Morgan Township building as well as annual meetings where they will report on project updates. The County also publishes a free call-in number for members of the community to attend the public meetings virtually and have their voices heard to accommodate for sensitivities to the COVID pandemic.
3. Task Description, Costs Estimates, and Measuring Progress

a. Proposed Cleanup Plan

The remedial strategy was developed utilizing the GCIDA’s 2018 US EPA Brownfields Assessment grant. A Phase I ESA along with Phase II activities were completed which ultimately led to the development of a Remedial Action Plan using assessment grant funding. The site has been entered into the PADEP Voluntary Cleanup Program and was provided Facility ID#628482. The PADEP assigned a program manager for project oversight who informally approved the proposed cleanup strategy presented below.

A Draft Analysis of Brownfields Cleanup Alternatives (ABCA) was developed by a qualified environmental professional at the request of the GCIDA and submitted for public review and comment. The proposed cleanup plan was developed via consultation with qualified environmental professionals and qualified environmental construction contractors. The Draft ABCA proposed the proper removal and disposal of the creosote rail tie piles at a licensed landfill; confirmatory soil sampling from below the piles as they are removed; excavation and proper disposal of creosote impacted soils, as applicable, at a licensed landfill; backfill for the areas of soil excavation; remediation of identified impacted soils beyond the rail tie piles; and preparation of Pennsylvania Department of Environmental Protection Voluntary Cleanup Program reporting and associated fees. The impacted materials and soils will be properly removed and disposed of preventing future leaching into soil, groundwater, and airborne deposition to the surrounding community.

b. Description of Tasks/Activities and Outputs

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<th>Task 1: Programmatic</th>
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<tr>
<td>i. Project Implementation:</td>
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<td>▪ Overall programmatic and administrative oversight and cooperative agreement compliance</td>
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<td>▪ Solicitation, selection, and contracting the qualified environmental professional (QEP) using the EPA’s acceptable procedures</td>
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<td>▪ Annual and quarterly performance reporting (US ACRES), and ASAP accounting management</td>
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<td>▪ Travel for applicant attendance at conferences to present program success stories</td>
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<td>▪ Development and submission of the Quality Management Plan (QMP)</td>
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<td>ii. Anticipated Project Schedule: The solicitation for and selection of the QEP will be completed within 3 months following execution of the cooperative agreement (CA). The QMP will be developed and submitted within 90-days of the beginning of the grant performance period. All other administrative tasks will be completed as required in the CA over the three year grant performance period.</td>
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<td>iii. Task/Activity Lead: Greene County Industrial Development Authority (Applicant)</td>
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<td>iv. Outputs: CA execution, QEP solicitation and contracting, EPA approved QMP, 12 quarterly update reports (US ACRES), accounting updates (ASAP), annual FFR and MBE/WBE reporting, 1 kickoff meeting with US EPA, and travel to up to 3 conferences, and grant closeout reporting.</td>
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<th>Task 2: Community Outreach</th>
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<td>i. Project Implementation:</td>
</tr>
<tr>
<td>▪ Public announcements of grant progress, updates, and public meetings*</td>
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<td>▪ Project updates through GCIDA social media accounts and email newsletters</td>
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<td>▪ Secondary information distribution via GCIDA community engagement partners*</td>
</tr>
<tr>
<td>▪ Host a kick-off meeting in the County office building to inform the community</td>
</tr>
<tr>
<td>▪ Outreach to community engagement partners, local governments, and private stakeholders*</td>
</tr>
<tr>
<td>ii. Anticipated Project Schedule: Initial public meeting will be scheduled during the first quarter following grant award to inform the community. Over the three years of the program, updates, announcements, and milestones will be posted regularly via GCIDA social media accounts and websites and public update meetings will be held quarterly to highlight project milestones.</td>
</tr>
<tr>
<td>iii. Task/Activity Lead: Greene County Industrial Development Authority (Applicant)</td>
</tr>
<tr>
<td>iv. Outputs: Host up to 3 public meetings, social media and website updates, creation of marketing materials, press releases, and regular outreach to community engagement partners.</td>
</tr>
</tbody>
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<table>
<thead>
<tr>
<th>Task 3: Site Specific Reporting</th>
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</thead>
<tbody>
<tr>
<td>i. Project Implementation:</td>
</tr>
<tr>
<td>▪ Through the selected QEP, prepare and submit a quality assurance program plan (QAPrP) for the collection of environmental data as part of the remedial site closure activities</td>
</tr>
</tbody>
</table>
- Through the selected QEP, develop final ABCA, health and safety plan and bidding documents for hazardous materials and soils removal and disposal consistent with the Pennsylvania Land Recycling Program.

### ii. Anticipated Project Schedule
The QEP will be tasked with completing the QAPrP within the first month after selection. The final ABCA, HASP, and bidding documents will be prepared in the first six months after the QEP is selected.

### iii. Task/Activity Lead
The selected Qualified Environmental Professional. At the direction of the GCIDA (Applicant), the QEP will be the Task 3 lead because of the specialized expertise and familiarity with programmatic requirements of the US EPA Brownfields Assessment Grant program, experience with Pennsylvania Land Recycling Program regulations, and specialized training necessary to complete the activities for Task 3.

### iv. Outputs
1. EPA Approved QAPrP, 1 HASP, and one set of bid documents for advertisement and procurement of a qualified remediation contractor.

### Task 4: Site Cleanup

#### i. Project Implementation
- The selected QEP, under direct supervision of the GCIDA, will coordinate the following remedial activities: all appropriate permits and erosion and sedimentation control; removal and disposal of creosote rail ties and associated soils at permitted landfill, post excavation soil sampling, PADEP VCP coordination, impacted soil remediation and post excavation sampling, and PADEP VCP reporting.

#### ii. Anticipated Project Schedule
The remedial activities are anticipated to initiate within 8-months of award and be completed in 2-years.

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

#### iv. Outputs
Completion of remediation of Mather Site with PADEP VCP closure and approval. Site prepared for solar electricity generation station construction.

*Indicates activities supported through resources beyond the US EPA Assessment Grant.

c. Costs Estimates

#### Task 1: Programmatic Costs

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

#### Task 2: Community Outreach Costs

**Personnel** - 50 hours at an average rate of $50/hour = $2,500; **Supplies** - $1,000 for newspaper fees, website/social media fees, printing information materials; **Contractual** – 5 days for the QEP to attend and support outreach meetings at an average rate of $1,500/day = $7,500.

#### Task 3: Site Specific Reporting

**Personnel** - 75 hours at an average rate of $50/hour = $3,750; **Contractual** - a QAPrP at a cost of $4,000, Final ABCA at a cost of $7,900, HASP at a cost of $2,000, Bidding Documents at a cost of $8,250.

#### Task 4: Site Cleanup

**Personnel** - 80 hours at an average rate of $50/hour = $4,000; **Contractual** – The selected remediation contractor will remove approximately 3-acres of creosote rail ties and associated soils - $408,000 (contractor estimates estimated time 30-days), the QEP to provide direct oversight of hazardous materials removal and associated post excavation soil sampling – soil sampling and oversight $1,250 a day for 30-days -$37,500; soil sampling analytical costs $155 a sample at 50 samples - $7,750; waste classification sampling for disposal - $1,250; 500 tons of soil (estimated) for excavation, removal and disposal at $65 a ton - $32,500, 500 tons of certified clean fill for backfill at $30 a ton - $15,000 (environmental consultant estimate); PADEP VCP Final Reporting and associated fees - $41,000 (environmental consultant estimate).
d. Measuring Environmental Results
The GCIDA will track, measure and evaluate the progress of the creosote-treated rail tie removal, disposal, and remediation of impacted soils by monthly reporting from the selected qualified environmental professional. The GCIDA will utilize their current internal management practices for the procurement, selection, and management of a qualified environmental professional, consistent with all applicable state and federal regulations.

The measurable outcomes will include: the volume of creosote railroad ties removed; volume of impacted soils removed; mass of contaminants removed in soil; and completion of all PADEP reporting for the closure of the site through the Pennsylvania Land Recycling Program (Act 2) for release of liability afforded under the Voluntary Cleanup Program.

### 4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

#### a. Programmatic Capability

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

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

<table>
<thead>
<tr>
<th>Budget Categories</th>
<th>Personnel</th>
<th>Fringe Benefits</th>
<th>Travel</th>
<th>Equipment</th>
<th>Supplies</th>
<th>Contractual</th>
<th>Other</th>
<th>Total Direct Costs</th>
<th>Indirect Costs</th>
<th>Total Federal Funding</th>
<th>Cost Share</th>
<th>Total Budget</th>
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</table>

**Cost Share**
- **Direct Costs**
  - Personnel: $10,000
  - Fringe Benefits: $0
  - Travel: $2,400
  - Equipment: $1,200
  - Supplies: $2,500
  - Contractual: $7,500
  - Other: $0
- **Total Direct Costs**: $16,100
- **Indirect Costs**: $0
- **Total Federal Funding**: $0
- **Cost Share**: $16,100
- **Total Budget**: $16,100
brownfields redevelopment projects and assisted the County in accessing and utilizing in excess of $5 million in brownfields and site redevelopments, including the previous Greene County US EPA Brownfields Assessment grant in 2018.

iii. Acquiring Additional Resources
The GCIDA has a demonstrated record of acquiring the external resources necessary to lead successful brownfields programs. The GCIDA will retain a highly qualified environmental professional (QEP) to assist in managing and tracking the activities funded by the Assessment Grant and to conduct the environmental assessments. Together, Mr. Cleveland and Ms. Simmons will be responsible for soliciting and retaining a QEP with significant experience in US EPA Brownfields Assessment Grants to complete technical environmental tasks and reporting required by the grant program that are unable to be completed in house. The QEP will be retained using a qualification-based selection process in accordance with Pennsylvania law and that complies with applicable federal funding procurement regulations (40 CFR §31.36). Additionally, the QEP will have previous experience on multiple brownfields redevelopment projects where multiple brownfields financing incentives were leveraged, including US EPA Brownfields Grants, to ensure they have successful experience with US EPA Brownfields Grant procedures, requirements, and timeframes.

b. Past Performance and Accomplishments

i. Currently Has or Previously Received an EPA Brownfields Grant
The Greene County Industrial Development Authority was awarded a US EPA Brownfields Community-Wide Assessment grant for $300,000 in 2018 (BF 96359501). This grant was successfully drawn down and closed out in September 2021.

(1) Accomplishments
The GCIDA, through the properly procured QEP, completed a US EPA approved Quality Assurance Project Plan, seven Phase I ESA’s; two for sites potentially contaminated with hazardous substances and five for sites potentially contaminated with petroleum products. Three of the sites are adjacent to each other and one Phase II ESA under the petroleum funding was recommended for cost efficiencies. The second Phase II ESA was completed for the Mather Site as well as a Remedial Action Plan, which is the subject of this grant application.

A Site-Specific Sampling and Analysis Plan was developed and approved by the U.S. EPA for the assessment of the three adjacent petroleum sites. The Phase II ESA activities were initiated in March and the Phase II ESA Report was completed in April 2021. US ACRES was updated appropriately. No exceedances to the Pennsylvania Department of Environmental Protection Non-Residential Medium Specific Concentrations were identified in the areas of concern. The site is currently being prepared for commercial redevelopment.

Additionally, the GCIDA utilized assessment-grant funding on a 70-acre parcel which has sat vacant for over 30-years and located in the heart of Morgan Township, Greene County. A private developer expressed interest in a portion of this site which prompted the GCIDA to utilize the grant funding to facilitate redevelopment of this site. The SAP was approved by the US EPA and the Phase II ESA was completed in June 2021. Soil exceedances of the Pennsylvania Department of Environmental Protection Non-Residential Medium Specific Concentrations for metals were identified in the areas of concern. The GCIDA has signed a letter of intent with NJR Clean Ventures for the redevelopment of the site.

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

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Section III. Eligibility Information and Threshold Criteria

1. Applicant Eligibility
   The Greene County Industrial Development Authority is an eligible applicant to apply to the US EPA Brownfields Cleanup Grant as a general purpose of local government. The Greene County Industrial Development Authority was established in October 5, 1967 and duly formed under the provisions of the Pennsylvania Economic Development Financing Law (formerly known as the Industrial and Commercial Development Authority Law), as amended and supplemented, 73 P.S. Section 371 et seq, and are attached herein. The Greene County Industrial Development Authority’s concentration is on Economic Development. The Authority’s focus is on the creation, attraction, and retention of business.

2. Previously Awarded Cleanup Grants
   The Greene County Industrial Development Authority has not received any US EPA Brownfields Cleanup grants in the past.

3. Expenditure of Existing Multipurpose Grant Funds
   The Greene County Industrial Development Authority does not have an open EPA Brownfields Multipurpose Grant.

4. Site Ownership
   The Greene County Industrial Development Authority owns the Mather Site, located at 1st and 8th Streets, Morgan Township, fee simple title. The GCIDA took ownership of the site from Morgan Township on September 28, 2021 after the completion of a Phase I Environmental Site Assessment, dated September 22, 2021. The GCIDA plans to maintain ownership of the site for the duration of the planned cleanup and beyond.

5. Basic Site Information
   a) Mather Site
   b) 1st and 8th Streets, Mather, PA 15346
   c) Greene County Industrial Development Authority

6. Status and History of Contamination at the Site
   a) The Mather Site is contaminated with hazardous substances.
   b) The Mather Site historically operated as a coal processing and loading facility from the early 1920’s until the early 1960’s. In 1975 the site operated as a creosote rail tie manufacturer until 1984. Since that time, thousands of creosote infused rail ties remain in piles across the site. The site is currently vacant less the thousands of creosote rail ties.
   c) Numerous environmental investigations have occurred on the site since the 1980’s. Concentrations of metals have been identified in soil in exceedance of the Pennsylvania Department of Environmental Protection standards. Additionally, thousands of creosote infused rail ties remain and the soils beneath the creosote rail ties were unable to be sampled. The creosote rail ties must be removed for remediation of the site to move forward.
   d) The site became contaminated from the historical coal processing operations and creosote rail tie manufacturing. The identified impacts are metals in soil (arsenic and vanadium) which exceed the Pennsylvania Department of Environmental Protection Soil Direct
Contact Medium Specific Concentrations at various location across the site. The thousands of creosote rail ties need to be properly removed and disposed and the soils immediately below the creosote rail ties will need to be evaluated for disposal as appropriate.

7. **Brownfields Site Definition**
   The Mather Site is “real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Additionally, the Mather Site is also mine-scarred lands.

   The Mather Site is eligible for Brownfields Grant Funding per the following statements:
   a) The Mather Site is not listed or proposed for listing in the National Priorities List.
   b) The Mather Site is no subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA.
   c) The Mather Site is not subject to the jurisdiction, custody, or control of the U.S. government.

8. **Environmental Assessment Required for Cleanup Grant Applications**
   Utilizing a 2018 U.S. EPA Brownfields Community Wide Assessment grant a Phase II Environmental Site Assessment was completed on the Mather Site, dated June 2021. The Phase II ESA concluded the former areas of operation contained exceedances of the Pennsylvania Department of Environmental Protection Medium Specific Concentrations (Standards) for soil. The Areas below the piles of creosote rail ties could not be assessed and the recommendation was to properly remove and dispose the rail ties for further assessment and enable the remediation of the impacted soils.

9. **Enforcement or Other Actions**
   The GCIDA affirms there no known ongoing or anticipated environmental enforcement or other actions related to the site for which Brownfields Grant funding is sought.

10. **Site Requiring a Property-Specific Determination**
    The Mather Site does not require a “Property-Specific Determination” as the site is **not**:
    - Subject to planned or ongoing removal actions under CERCLA;
    - Been issued or entered into a unilateral administrative order, court order, an administrative order on consent, or judicial consent decree or to which a permit has been issued by the United States or an authorized state under the Resource Conservation and Recovery Act (RCRA), the Federal Water Pollution Control Act (FMPCA), the Toxic Substances Control Act (TSCA), or the Safe Drinking Water Act (SDWA);
    - Subject to RCRA corrective action (§ 3004(u) or § 3008 (h)) to which a corrective action permit or order has been issued or modified to require the implementation of corrective measures;
    - A land disposal unit that has submitted a RCRA closure notification or that is subject to closure requirements specified in a closure plan or permit;
• A property where there has been a release of polychlorinated biphenyls (PCBs) and all, or part, of the property is subject to TSCA remediation; and
• A property that includes facilities receiving monies for cleanup from the Leaking Underground Storage Tank (LUST) Trust Fund.

11. Threshold Criteria Related to CERCLA/Petroleum Liability
   a. Property Ownership Eligibility – Hazardous Substance Site
      i. EXEMPTIONS TO CERCLA LIABILITY – Not Applicable
      ii. EXEMPTIONS TO MEETING THE REQUIREMENTS FOR ASSERTING AN AFFIRMATIVE DEFENSE TO CERCLA LIABILITY – Not Applicable
      iii. LANDOWNERS PROTECTIONS FROM CERCLA LIABILITY

(1) Bon Fide Prospective Purchaser Liability Protection
 - The GCIDA acquired the title to the site on September 28, 2021
 - The GCIDA conducted all appropriate inquiries (AAI) by having an ASTM E1527-13 Phase I Environmental Site Assessment, dated September 22, 2021, prior to acquiring the property on September 28, 2021.
 - The GCIDA is not liable in any way for contamination at the site or affiliated with any other person potentially liable for the contamination.
 - All disposal of hazardous substances at the site occurred prior to 1984, when site operations ceased. The GCIDA acquired the site (September 28, 2021).
 - The GCIDA has exercised appropriate care by taking reasonable steps to address releases, including stopping continuing releases and preventing threatened future releases and exposures to hazardous substances on the site by securing the site with fencing to prevent unpermitted access.
 - The GCIDA will comply with any land use restrictions and not impeded the effectiveness or integrity of any institutional controls associated with response actions at the site.
 - The GCIDA will provide full cooperation, assistance, and access to authorized persons.
 - The GCIDA will comply with any CERCLA information requests and administrative subpoenas, and provide all legally required notices with respect to the discovery or release of any hazardous substances found at the site.
 - The GCIDA will not impede performance of a response action or natural resource restoration.

Demonstrate that the applicant meets the requirements for the BFPP CERCLA liability protection
   (a) Information on the Property Acquisition
      (i) The GCIDA acquired ownership via voluntary purchase on (ii) September 28, 2021 (iii) by fee simple title (iv) from Morgan Township. (v) The GCIDA has no familial, contractual, corporate, or financial relationships or affiliations with all prior owners or operators of the property.
   (b) Pre-Purchase Inquiry
      (i) The GCIDA had an ASTM E1527-13 Phase I ESA conducted on the property dated September 22, 2021, specifically for the GCIDA.
(ii) The Phase I ESA was conducted by Gregory M. Firely, BCES of AMO Environmental Decisions. Mr. Firely, BCES is an Environmental Professional as defined by the USEPA’s Standards and Practices for All Appropriate Inquiry (40 CFR Part 312.10). He has developed and performed the All Appropriate Inquiry in conformance with the standards and practices set forth in 40 CFR Part 312. Mr. Firely declares that, to the best of his professional knowledge and belief, he meets the definition of Environmental Professional as defined in 40 CFR Part 312.10. He has the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. He has developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312. Mr. Firely is a Board Certified Environmental Scientist certified by the American Academy Of Environmental Engineers and Scientist with over 20-years’ experience conducting Phase I Environmental Site Assessments.

(iii) The Phase I ESA was conducted within 180-days of the transfer of title to the GCIDA in order to take advantage of the bona fide prospective purchaser provision. The Phase I ESA was completed on September 22, 2021 and the transfer of title to GCIDA occurred on September 28, 2021.

(c) Timing and/or Contribution Toward Hazardous Substances Disposal
All disposal of hazardous substances at the site are associated with the former operations of the creosote rail tie manufacturing which ceased in 1984. The GCIDA acquired the site in 2021 on September 28. The GCIDA has not caused or contributed to any release of hazardous substances at the site. The GCIDA has not, at any time, arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site.

(d) Post-Acquisition Uses
The GCIDA acquired the property from Morgan Township on September 28, 2021. Since that time the site has sat vacant and secured by fencing and a locked gate. The GCIDA has no relationship with the previous users.

(e) Continuing Obligations
The GCIDA has secured the site with a locked gate and fencing to:
(i) Stop any continuing releases from migrating off-site;
(ii) Prevent any threatened future releases; and
(iii) Prevent or limit exposure to any previously released hazardous substances.

The GCIDA confirms our commitment to:
(i) Comply with any land use restrictions and not impede the effectiveness or integrity of any institutional controls;
(ii) Assist and cooperate with those performing the cleanup and provide access to the property;
(iii) Comply with all information requests and administrative subpoenas that have or may be issued in connection with the property; and
(iv) Provide all legally required notices.
12. **Cleanup Authority and Oversight Structure**

(a) The GCIDA utilizes federal competitive procurement practices when soliciting professional services on behalf of the County. The GCIDA will utilize their standard competitive procurement practices, which follow 2 CFR § 200.317 through 200.326, to secure a qualified environmental professional to oversee the cleanup activities at the site. The GCIDA plans to enroll the site into the Pennsylvania Department of Environmental Protection Voluntary Cleanup Program (Land Recycling Act or Act 2).

(b) The identified contamination is associated with impacts from hazardous materials and impacted soil on site. Groundwater flow is to the south east towards Tenmile Creek. The GCIDA owns the land to the southeast, in the event contamination is found to be migrating offsite, it would be onto land owned by the GCIDA. The planned cleanup activities will not impact adjacent or neighboring properties.

13. **Community Notification**

a. **Draft Analysis of Brownfields Cleanup Alternatives**

The GCIDA provided the community an opportunity to comment on the draft application along with the draft Analysis of Brownfields Cleanup Alternatives (ABCA). The draft ABCA included a summary of the following information:

- The site and contamination issues, cleanup standards and applicable laws;
- The cleanup alternatives considered for each alternative considered and the alternative chosen include information on the effectiveness, the ability of the applicant to implement, the resilience to address potential adverse impacts caused by extreme weather events, the cost, and an analysis of the reasonableness; and
- The proposed cleanup.

A newspaper notice was published in the “Observer Reporter” paper on October 18, 2021 to notify the community of the location for the public (County Office) to review a draft copy of the US EPA Brownfields Cleanup application and draft Analysis of Brownfields Cleanup Alternatives. The public notice also provided a contact for all comments and the date of the monthly GCIDA public meeting (November 9, 2021) for the public the opportunity to discuss and comment on the planned brownfields cleanup project. A notarized copy of the newspaper announcements, sign in sheet from the public meeting and public comments is attached.

b. **Community Notification Ad**

The Greene County Industrial Development Authority published a newspaper notice in the “Observer Reporter” paper on October 18, 2021. The public notification specified: that a draft of the grant application, including draft ABCA, was available for public review and comment; how to submit comments on the draft application and ABCA; the location of the draft application and draft ABCA; and the date, time, and location of the public meeting to discuss the draft application, draft ABCA, and any public comments which were received. A notarized copy of the newspaper announcements, sign in sheet from the public meeting and public comments are attached.
c. **Public Meeting**

A public meeting to receive comments on the draft grant application and draft Analysis of Brownfields Cleanup Alternatives was advertised and held on November 9, 2021. Copies of the following items are attached from the Public Meeting: public comments received, GCIDA’s response to public comments; summary of the public meeting; and sign in sheet from the public meeting.

d. **Submission of Community Notification Documents**

The following items from the Greene County Industrial Development Authority Community Notification for the purposes of this US EPA Brownfields Cleanup grant:

- A copy of the draft ABCA;
- A copy of the newspaper ad that demonstrates solicitation for comments on the application and that notification to the public occurred at least two weeks before the application was submitted to EPA;
- The comments received from the public;
- The GCIDA’s response to the public comments;
- Meeting notes from the public meeting; and
- Meeting sign-in sheet from the public meeting.

14. **Statutory Cost Share**

The Greene County Commissioners support the Greene County Industrial Development Authority’s application to the US EPA for $500,000 to cleanup the idle, vacant and blighted Mather Site. The Commissions have agreed to provide the 20% match of $100,000 from the County general fund. A copy of the letter committing the $100,000 as match to the US EPA Brownfields Cleanup grant application is attached.

15. **Waiver of the $500,000 Limit**

The Greene County Industrial Development Authority is not requesting a waiver of the $500,000 limit.

16. **Named Contractors and Subrecipients**

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