

RO3-24-A-009

November 13, 2023

Anthony Geiger
Geiger.Anthony@epa.gov
1650 Arch St.
Mail Code 3LD50
Philadelphia, PA. 19103

Dear Mr. Geiger:

This is to serve as the cover letter to our application to the U.S. Environmental Protection Agency for a Community-Wide Brownfield Assessment Grant.

- 1) Applicant Identification: Fay-Penn Economic Development Council (Fay-Penn)
1040 Eberly Way, Suite 200
Lemont Furnace, PA. 15456
- 2) Funding Requested:
 - a. Assessment Grant Type: Community-Wide
 - b. Federal Funds Requested: \$500,000
- 3) Location:
 - a. Cities: Connellsville, Uniontown, Vanderbilt, PA
 - b. County: along with all of Fayette County, PA.
- 4) Target Area and Priority Site/Property Information
Targeted Areas:
 - a) Fay-Penn Sites: Dunbar Township: Census Tract 42051262600
Georges Township: 42051262800
Lemont Furnace: Census Tract 42051261600
Springhill Township: 42051263100
 - b) Vanderbilt: Census Tract 42051263300.
 - c) Uniontown: 42051262200, 41251262300, 41251261700, 41251261900.
 - d) Connellsville: 42051260600, 42051260700, 42051260800.

Address of Priority Sites:

Site #1 – Dunbar Township Business Park, Dunbar Twp, PA. 15431
Census Tract: 42051262600

Site #2 – Fayette Business Park, Big Six Rd, Georges Township, 15478
Census Tract: 42051262800

Site #3 – Lemont Furnace Site, Lemont Furnace, PA. 15456
Census Tract: 42051261600

Site #4 - Former Barnes Site, Springhill Township, PA. 15451
Census Tract: 42051263100

Site #5 - 585 Leisenring-Vanderbilt Rd, Vanderbilt, PA 15425
Census Tract: 42051263300

Site #6 - 45-55 Winona Rd., Uniontown, PA. 15401
Census Tract: 41251262300

Sites #7 – 4th St., Connellsville, PA. 15425
Census Tract: 42051260600

Site #8 – 101-103 North Pittsburgh St., Connellsville, PA. 15425
Census Tract: 42051260800

5) Contacts

i) Project Director
Laura Kurtz Kuhns
724-437-7913 ext. 202
laurak@faypenn.org
1040 Eberly Way, Suite 200
Lemont Furnace, PA. 15456

ii) Chief Executive
Laura Kurtz Kuhns
724-437-7913 ext. 202
1040 Eberly Way, Suite 200
Lemont Furnace, PA. 15456

6) Population

Fayette County: 125,755
Dunbar Township: 6,791

Georges Twp.: 6,202
Lemont Furnace: 897
Springhill Township: 2,764
Vanderbilt: 408
Uniontown: 9,689
Connellsville: 6,823

7) Other Factors – Attached.

- Community population is 10,000 or less – see above.
- Priority Sites impacted by mine-scarred land – **Sites #1-4** above. Page 1 of Narrative.
- Priority Sites adjacent to a body of water – **Sites #1-4**. Page 1.
- Priority Site - renewable energy – **Site #4**. Page 1
- Priority Site will incorporate energy efficient measures – **Sites #1-8**. Page 4.
- Proposed project will improve local climate adaption/mitigation capacity and resilience to protect residents and community investments – **Site #4**. Page 3.
- The targeted areas are located within a community in which a coal-fired power plant recently closed (2013 or later) – Page 1.

8) Letter from the State or Tribal Environmental Authority – Attached.

9) Releasing Copies of Applications – Confidential Information.

Fay-Penn requests that salary information for its staff be kept confidential.

Thank you for your consideration.

Sincerely,
Fayette County Economic Development Council



Laura Kurtz Kuhns,
Executive Director



October 31, 2023

Ms. Laura Kurtz Kuhns, Executive Director
Fay-Penn Economic Development Council
1040 Eberly Way, Suite 200
Lamont Furnace, PA 15456

RE: U.S. EPA Brownfields Grant Proposal | State Letter of Acknowledgement
Fay-Penn Economic Development Council
Fayette County, Pennsylvania

Dear Ms. Kurtz Kuhns:

The Pennsylvania Department of Environmental Protection is pleased to support your efforts to redevelop brownfield properties in your regional area. 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 Fay-Penn Economic Development Council's application for a US EPA Brownfields Community-Wide Assessment Grant in the amount of \$500,000 to conduct Phase I and Phase II Environmental Assessments, as well as develop reuse plans on selected sites in Fayette County, PA

The council'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 Fay-Penn Economic Development Council 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,

A handwritten signature in black ink, appearing to read "Michael Maddigan".

Michael Maddigan
Land Recycling Program Manager
Bureau Environmental Cleanup and Brownfields

1. OBJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1a. Targeted Area and Brownfields

1(a)(i) Background and Description of Target Area

Fayette County, PA. is a picturesque Appalachian County that is primarily rural with a total population of 125,755 dispersed through 42 municipalities. Thirty-four municipalities have a population of less than 5,000. The County lost over 5% of its population in the last decade, and the unemployment rate of 4.6% is 38% higher than the State. Our County is the only county in Southwestern Pennsylvania ranked as “distressed” by the Appalachian Regional Commission (“ARC”). The declining demand for coal and fossil fuels has impacted an important County industry - coal mining and oil and gas. Consequently, the County is also now dotted with former deep and strip mines and coal waste piles. These sites are candidates for future reuse as industrial parks, solar farms and/or residential or recreational purposes. Our County is home to the scenic Laurel Highlands with world-class tourism venues including: Nemaocolin Woodlands, a four-seasons resort and the largest private employer in the County, Ohiopyle State Park, noted for its whitewater on the Youghiogheny River, the Great Allegheny Passage Bike Trail running from Pittsburgh to Washington, D.C, and Fallingwater, the Frank Lloyd Wright home that was recently placed on the World Heritage List by the United Nations.

The decline in demand for coal and then the decline in tourism during the pandemic left land and buildings vacated. This included coal fields, industrial properties, business districts, and housing. *This includes the 2013 closings of the coal fired Hatsfield Ferry and Mitchell Power Plants, both just across the Monongahela River from Fayette County.* This has led to blight in a number of our targeted communities, along with prospects of contamination. The applicant, the Fay-Penn Economic Development Council (“Fay-Penn”) is working with the partners listed in Section 2(b) to combat this blight and generate new job creation throughout the County and new commercial and residential revitalization in our town centers including Connellsville and Uniontown.

1(a)(ii) Description of Brownfield Sites.

Our first four priority sites are former mines that were first deep mined, then strip mined. They were chosen for their job creation potential, and possible environmental hazard such as acid drainage. Fay-Penn has developed business parks adjacent to **Sites #1&2**, and now is planning an expansion of those Parks onto these Sites. **Site #3-4** also housed coke ovens. **Site #3** has excellent rail access, and Fay-Penn is planning an industrial Rail Park. **Site #4** has excellent electrical infrastructure, and we are working with a power developer that has started construction of a 20-megawatt solar farm, with plentiful room to expand. **Sites #5** is a former slag dump, where hazardous materials may become airborne. **Sites #6-8** were chosen because they present immediate environmental hazards in our lower-income neighborhoods in Uniontown and Connellsville. Together with our partners, we are working to revitalize these towns. The Other **Sites #9-15** are additional sites in these lower income town centers. The remaining Other Sites **#16-17** are larger industrial sites that with additional resources, we also want to address.

	Location	Acres	Past Land Use	Current Site Conditions	Environ. Issues
	Priority Sites				
1	Industrial P. Dr, Dunbar	180	deep & strip mined	Industrial Park expansion	acid drainage
2	Fayette Bus.Park expansion	110	deep & strip mined	Industrial Park expansion	acid drainage. Slag
3	Lemont Furnace	130	deep & strip mined	vacant. utilities to site	acid drainage
4	Barnes site, Springhill Twp.	825	deep & strip mined	vacant. utilities to site	acid drainage
5	585 Leisenring-Vanderbilt Rd	300	slag dump	vacant / unproductive	heavy metals
6	45-55 Winona, Uniontown	2	auto repair/scrap	middle of residential	petroleum
7	4th St. Site, Connellsville	5	tire repair/industrial	middle of residential	industrial chemicals
8	Brimstone Bldg. Connellsville	2	historic office	vacant	asbestos, lead paint

Other In-Town Sites:					
9	89 Beeson, Uniontown	1	historic church	vacant	asbestos/lead paint
10	191-103 N.Pittsburgh, Conville.	1	historic commercial	vacant	asbestos/lead paint
11	316 W. Crawford, Conville.	1	commercial	vacant	asbestos/lead paint
12	62 Market St., Brownsville	0.2	apartment bldg	abandoned	asbestos/lead paint
13	56 Market St., Brownsville	0.4	apartment bldg.	abandoned	asbestos/lead paint
14	Market St, Brownsville	0.2	bank	abandoned	asbestos/lead paint
15	1003-1111 Main St, Redstone	0.5	retail	vacant	asbestos/lead paint
Other Industrial Site:					
16	190 Ferguson, Dunbar	682	quarry / landfill	vacant	soil/groundwater
17	154 Burgess Rd, Georges T.	56	strip mine	utilities to site	acid drainage
TOTAL		2,296			

1.a.(iii) Identifying Additional Sites. Frankly, we do not anticipate the requested grant will address all of the sites identified above, negating an immediate need to identify additional sites. Fay-Penn works with all the partners identified in Section 2.b., and together we identified the properties listed in this inventory. Should the need arise, we will continue that process to identify additional sites. In identifying sites, we weigh such factors as whether the owner or buyer is cooperative, the reuse potential of the site, access to transportation and infrastructure, and environmental threats including adjacencies to residents. *We also will prioritize sites from the distressed census tracts in Fayette County, including Uniontown and Connellsville.* From our experience with managing development efforts throughout the County, the cooperation of the owner is critical to a successful redevelopment and reuse of the site. As such, we will only proceed where we can develop a cooperative relationship with the owner/buyer or we in fact own the site. Since this is a voluntary program, the owner must come to trust us that through the Assessment Grant, we can resolve environmental issues, not just identify them. In turn, we must develop trust in the owner, that they are looking to improve their property and create value for the community in terms of investment, jobs, or other public benefits.

1. (b) Revitalization of the Target Area.

(b) (i) Reuse Strategy and Alignment with Revitalizations Plans

Fayette County recently updated its Comprehensive Plan through a series of three public meetings and public surveys. This planning team also conducted student focus groups at many of the high schools in the County. Throughout the public input process, the lack of employment opportunities and vacant storefronts in the town centers were highlighted. The planning team toured these brownfields **Sites** in preparing the Comprehensive Plan, and these **Sites** informed the development of the Plan. In turn, the Plan’s priorities align with and advance the reuse of these **Sites**. These priorities include:

- **New Business Attraction** - attract new business to locate within Fayette County, including a marketing plan for downtown centers and the expansion of pad-ready development sites.
- **Alternative Energy Development** – develop a plan to capitalize on alternative energy and reduce our dependence on the mining industry.
- **Entrepreneurial Development** - encourage and support small business development, this includes both the young and “encore” (over the age of 50) entrepreneurs allowing for home-based businesses, live/work units, incubator space.
- **Revitalize Existing Downtown Centers** - work collaboratively with municipalities and others to encourage/promote the redevelopment of existing downtown centers in Uniontown, Connellsville, and Brownsville as they have both existing infrastructure and housing stock.

1. (b)(ii) Outcomes and Benefits of Reuse Strategy

New Business Attraction. Fayette County has become a favored location for several defense and infrastructure companies that do business with the Federal government. This originated from the efforts of an influential local Congressman in the 1970's and has continued today. We also attract manufacturers that have much lower operating costs compared to the East Coast. The County is a three-hour drive from the Washinton Metro area, so it provides an accessible manufacturing location. As defense and infrastructure spending continue to remain strong, the County is currently working with several prospects for **Sites #1-4**. Fay-Penn has completed initial site plans for **Sites #1-3**, with a combined total of 380 acres providing over 1.5 million square feet of space. **Site #3** with 90 acres has excellent rail access and is being marketed as a Rail Park. Fay-Penn works closely with the Pittsburgh Regional Alliance, the PA. Department of Community & Economic Development, and private real estate companies/brokers in attracting businesses to these locations. However, before we can proceed with these plans, we must complete environmental site assessments to address possible contamination from acid mine drainage and other impacts. Over the next ten years, we project the build out of 40% of this capacity or 600,000 sq.ft., at a total investment of \$120 million, creating 600 jobs.

Alternative Energy Development. State laws require solar energy purchases under the Alternative Energy Portfolio Standards Act to be made from in-state production. This, combined with Federal tax incentives, has created a very active market of energy developers looking for solar sites. Our former mine sites (**Sites #1-4**) and slag dump (**Site #5**) contain over 1,500 acres. Solar, in particular, requires land (approximately 4-5 acres/megawatt). **Site #4** with its 845 acres, also has excellent electrical infrastructure, and a power developer is constructing a 20-megawatt solar farm. Currently, there is a permitting backlog with PJM, the regional transmission organization. However, in future years, **Site #4** will be capable of producing over 150 megawatts, enough to power most of the County. **Site #5** has potential for a solar farm, as well as pockets of **Sites #1-3**.

Entrepreneurial Development/Revitalize Existing Towns Centers. **Sites #6-8** as well as **Sites #9-15** are located in our town centers of Connellsville, Uniontown, and Brownsville. Several of these structures, particularly **Site #8** a historic six story office building, could be converted for small, entrepreneurial companies, live work housing, and other amenities such as breweries or coffeehouses. Scenic Fayette County does have a strong tourism base, but we lack appealing town centers for these tourists to spend more dollars locally. With the Assessment Grant, we would complete a Reuse Plan for **Site #8**, a projected \$14 million project that will create 40 units of live/work housing and up to 50 jobs. We will also work with our partners in these three towns to advance the reuse of **Sites #6&7, 9-17**.

1.(c) Strategy for Leveraging Resources. 1(c) (i). Resources Needed for Site Reuse

Fay-Penn has a 30+ year history of leveraging private investment with Federal and State resources described below, and we have managed more than 50 regional and local revitalization projects. See also Section 4. Our funding strategy and targeted resources will vary somewhat by the goals and outcomes described above:

New Business Attraction – Sites #1-5:

U.S. EDA Economic Adjustment Assistance Program – infrastructure funding; U.S. ARC – POWER Grants – infrastructure funding; U.S.D.A. – infrastructure funding and planning funding; PA. Industrial Site Reuse Program (“ISRP”) – potential matching source for any required remediation, but funds are currently not available; Multi-Modal Transportation Grants – for roads, bridges, rail, sidewalks; PA. Rail Transportation Assistance Grants; PA Industrial Development Authority – loans for business owners/occupants; PA. Redevelopment Assistance Capital Program – very flexible grant for infrastructure or buildings; Customized Job Training Grants, PA. Abandoned Mine Program – to remediate acid mine drainage.

Alternative Energy Development – also Sites #1-5 also 16&17.

- Federal Solar Energy Tax Credits
- PA. Abandoned Mine Program
- ARC POWER Grants and Statewide Grants – planning and feasibility studies.

Entrepreneurial Development/Revitalize Existing Downtowns Centers – Sites #6-8 also #9-15.

New Market Tax Credits, Historic Tax Credits, and Low-Income Housing Tax Credit; U.S. EDA Travel, Tourism, and Outdoor Recreation Program – funding for infrastructure related to the trail system and connections to downtown Connellsville and Brownsville; U.S. Department of Interior/National Park Service – Land & Water Conservation Grants and Outdoor Recreational Legacy Partnership – funding for the connecting bike trails between Brownsville and the Great Allegheny Passage; U.S. Department of Housing and Urban Development – funding through the Community Development Block Grant (CDBG); PA Keystone Communities – potential source of funding for Main St. programs in three town centers; PA-Local Share Account-infrastructure and related investments in town centers.

1. (c) (ii). Infrastructure Reuse. The three town centers are older, built communities with commercial business districts that are well served by existing infrastructure. This includes water, sewer, stormwater, electric, and gas. These communities are also very walkable; folks can walk from their home to the commercial district. They can also easily access the Great Allegheny Passage Bike Trail. By renovating these existing town center sites in our inventory, we preserve them, make them more appealing, and reduce the need for retail and residential sprawl. By attracting tourists to these town centers, we further enhance their long-term viability.

Obviously, developing business parks on former mine-sites, takes new infrastructure. However, **Sites #1-4** are serviced to the border by adequate infrastructure capacity for water, sewer, gas, and electric. This capacity just needs to be extended to the new development sites in the Park and lowers overall permitting and development costs. In addition to the sources described above, we can also utilize the State PENNVEST program that provides very low interest loans for these infrastructure extensions. With all projects, we will incorporate encourage energy efficient design into the development by encouraging insulation and windows that reduce the transfer of heat such as using R-20 insulation on exterior walls and up to R-30 for the ceiling and using double or triple pane windows with a low E-factor to further conserve energy. This also includes positioning buildings to maximize solar exposure and choosing construction professionals with LEED certification. We also encourage energy efficient heating and cooling systems and renewable energy. *For example, on Sites #1-4 we will work with prospective companies to install rooftop solar panels.*

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.(a) Community Need. 2. (a) (i) The Community’s Need for Funding

Our town centers as well as all of Fayette County have lost population over the last decade and suffer from higher rates of unemployment, poverty, and lower median household income. See below.

	Uniontown	Connellsville	Fayette County	PA	US
Population Change 2010-20 *	-3.7%	-7.9%	-5.7%	2.4%	7.4%
Unemployment Rate **	10.8%	8.4%	4.6%	3.5%	3.8%
Poverty Rate *	24.8%	16.8%	15.9%	11.8%	11.5%
Median Household Income *	\$32,016	\$44,505	\$51,321	\$67,587	\$69,021

* - Data are from the U.S.Census American Community Survey available at www.factfinder 2.census.gov/

** - Data from the PA. Ctr. Workforce Info. at www.dli.state.pa.us/. Uniontown/Connellsville data from CEJST//screeningtool.geoplatform.gov

This impacts the real estate value and the tax revenue of the towns and County. The entire Fayette County budget for all economic development activities is approximately \$500,000 – this size of this grant request. Uniontown (population 9,689) and Connellsville (population – 6,823) have small economic development budgets and rely on funding through the Federal CDBG. As indicated above, the populations of these towns and the County are lower income. In short, there are no financial resources at the County-level or in the targeted communities to address brownfield redevelopment. As listed above, the State has ISRP that can fund environmental assessment and clean-up, and this State program is currently not funded.

2. (a)(ii). Threats to Sensitive Populations. (1) Health or Welfare of Sensitive Populations

The CEJST identifies all seven census tracts in the towns of Uniontown and Connellsville as disadvantaged due to factors of unemployment and poverty. Similarly, the CJEST identifies all but one of the census tracts within and surrounding **Sites #1-5** as disadvantaged. These mine sites are within several miles of these town centers. Acid mine drainage from these closed mine sites can present a serious threat to water quality. A mine draining acid can devastate rivers, streams, and aquatic life for years. Many impacted streams can have a pH of 4 or lower, similar to battery acid. In addition, the slag on **Sites #5** and the former coke oven waste on **Sites #3&4** can emit airborne contamination for miles. The impacts of potentially contaminated air and water can have a particularly severe impact on the young with developing tissues and the old. 42% of the population of Connellsville and Uniontown are either under 18 or over 65. It also threatens the health of the developing fetus and the pregnant mother. These sensitivities are reflected in the overall health conditions further described below. The EPA Brownfields Assessment grant will help us identify and reduce these threats by funding Environmental Phase I and II investigations, which would otherwise not be funded by local government, and then advancing the cleanup and reuse of these sites. Regarding the welfare of the elderly, because of the population declines outlined above, housing values remain stagnant. The elderly do not recoup financial resources when they sell their home, and are more likely to retire in poverty.

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

Fayette County residents have greater than normal adverse health conditions. These residents suffer:

- higher rates of all causes of premature death compared to the State. Cases were 946 per 100,000 compared to 788 for the State.
- higher rates of heart disease compared to the State - cases were 236 to 176.
- higher rates of cancer compared to the State - cases were 180 to 157.
- higher rates of respiratory disease – cases were 53 to 35.
- higher rates of diabetes – cases were 30 to 21.
- higher rates of cesarean sections, low birth weight, prenatal care, and pre-term births.

Source: PA. Department of Health County Health Profiles and County Health Rankings.org

Within our disadvantaged census tracts in Connellsville, Uniontown, and in and around **Sites #1-5**, the health outcomes are also poor. These tracts range in the 80th to 95th percentile in low life expectancy, heart disease, and cancer. With this Assessment Grant, we will identify environmental threats on targeted sites, eliminate these threats if needed through remediation, and redevelop them. For example, on **Sites #1-4**, will identify and eliminate the threat of acid mine drainage and add hundreds of jobs to the County. This protects public health, impacting the above health conditions and through employment will reduce the stress of poverty and idleness.

(3) Environmental Justice (a) Identification of Issues (b) Advancing Justice The census tracts in Uniontown, Connellsville, and Brownsville all were built by 1940. The housing stock is old, and according to the EJScreen, these tracts are in all in the 90-95 percentile for lead paint. The census tracts in Uniontown are also in the 80% percentile for Underground Storage Tanks (USTs) and in Risk Management facilities, where

extremely hazardous materials are registered. Many of the census tracts in our County are also in the 80 percentile and above for lack of broadband access. We mentioned above the potential impacts of acid mine drainage. Compounding these impacts, Fayette County is also along the Marcellus Shale geologic formation. There are more than 75 active or drilled wells, and those wells have been cited for more than 55 violations by the PA. Department of Environmental Protection, according to Frack Tracker Alliance. These wells potentially expose residents to contaminants in the water and air. Water exposures include spills during transport of chemicals, leaks through underground fissures in rock formations, and runoff from drilling flow back water. Air exposures include evaporation from surface ponds containing flow back water and flaring of gas wells. According to the periodical, Environmental Health Perspectives, surveys of individuals living near gas facilities in Pennsylvania report a variety of health problems - throat burning, sinus problems, headaches, skin problems, gastrointestinal issues, and stress.

(b) Advancing Environmental Justice. On **Sites #6-8**, with our Assessment Grant funding, we will directly address the issues of lead paint, underground storage tanks, and hazardous waste facilities through the assessment and remediation process. On **Sites #1-5**, we will also investigate possible acid mine drainage and through leveraged resources such as PA. Abandoned Mine Program, we can design and construct retaining systems to abate this acid. In addition, through our working relationships strengthened by this Assessment Grant with the PA DEP, EPA, and others, we will also address issues of fracking violations among the violators. We will communicate with PADEP to understand when these violations occur and bring it to the attention of the community. Working with our Partners, we are also part of a team pursuing Federal & State broadband resources to improve countywide access. In addition, by redeveloping these sites as described in Section 1.b., we will create jobs and economic opportunity and eliminate the blighting influences of these properties. It will also generate new wealth among the elderly homeowners, so they can recoup equity when they sell their home and not retire in poverty. All these efforts advance environmental justice in Fayette County.

2 (b) Community Engagement

2(b)(i) Project Involvement (ii) Project Roles

Fay-Penn is the lead economic development organization for Fayette County and has a history of working with the partners outlined below. This included identifying and prioritizing the inventory of sites. We will continue these partnerships throughout the Assessment Grant and beyond.

Name of Organization	Point of Contact	Specific Involvement
Fayette County Planning, Zoning Office	Sara Harvey, Director, 724-430-1211 sharey@fayettepa.org	Assisted on site selection and permitting for reuse, particularly Sites #1-5 .
Fayette County Commissioners	Mark Rafail, Ec. Dev. Crd. 724-430- mrafail@fayettepa.org	Assist on coordinating public input and attracting end users for Sites #1-5 .
Redevelopment Authority of the County of Fayette	Andrew French, Ex. Dir. 724-437-1547 afrench@racfpa.org	Partner on housing reuse issues in town centers. Sites #6-8, 9-15 .
Uniontown Redevelopment Authority	Crystal Simmons, Dir. 724-438-7968 director@uniontownredevelopment.com	Partner on reuse of Sites #6&9 , including planning and permitting.
Connellsville Redevelopment Authority.	Michael Edwards, Dir. 724-626-1645 cstagers@barcpa.org	Partner on reuse of Sites #7,8,11 including planning and permitting.
Redstone Township	Michael Cetera, 724-246-910 redstone@atlanticbnn.net	Partner on reuse of Site #15 , including planning and permitting and site id.
Fayette County Chamber of Commerce	Muriel Nuttall, 724-437-4571 mnuttall@fayettechamber.com	Assist in outreach to the business community for site selection and reuse.
Laurel Highlands Visitors Bureau	Ann Nemanic, 724-238-5661, ext. 103 anemanic@golaurelhighlands.com	Coordinate our reuse of Sites #6-15 with regional tourism initiatives.
Fayette County Conservation District	Heath Fowler, 724-438-4497 [REDACTED]	Assist in Site permitting, particularly on Sites #1-5 .

2(b)(iii) Incorporating Community Input

Fay-Penn is itself a non-profit community-based organization and its membership represents a broad cross-section of the community - business, education, workforce, government, and non-profits. We hold annual meetings to gather community input where our members and the public are invited. We listen to concerns and set our agenda, based on that input. We also will work closely with our partners, who have regularly scheduled public meetings to gather community input. This includes the County Commissioners, and the Redevelopment Authorities of Fayette, Uniontown, and Connellsville. They manage Federal CDBG programs and conduct extensive public hearings. We will attend those hearings, provide updates on the Assessment Grant, and ask for public comments or concerns. We will address those comments at the meeting and in writing following the meeting. Notice of these meetings is both published in the local newspaper and posted on the local municipalities window or bulletin area. All meeting locations are accessible to persons with disabilities. We will also place notice of these meetings on our website. Upon award, we also plan a press release with the local newspapers in the County. We will create a brochure with "Questions and Answers" on the Assessment Grant, and will distribute it via e-mail, websites and print newsletters to our partners, local developers, code enforcement/municipal officers, and concerned citizens.

We will regularly update our website to show project activity, and link to other websites including our partners. While our foreign-born population is less than one percent, we do participate in a State "Language Access Plan" for those with limited English proficiency. We will do so if the need arises. Should a pandemic outbreak force us to again to work entirely remotely, we will meet via Zoom or other software.

3 TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3. (a) Description of Tasks/Activities and Outputs (i) Project Implementation.

Discussion of EPA-funded activities for both priority sites and other sites:

TASK 1 - Program Management - Cooperative Agreement Oversight and Consultant Selection. Fay-Penn will first select its consulting team. We will publicly solicit Qualifications, rank responses according to those Qualifications, and select those consultants with the highest rankings. The team will consist of a Qualified Program Manager (QPM) to assist with strategy and reporting, Qualified Environmental Professionals (QEPs), and at a later date a Qualified Reuse Planner ("QRP"). Once assembled, Fay-Penn along with this team will form a Steering Committee that meets monthly and manages the Grant.

TASK 2 -Community Involvement/Site Selection. Our Steering Committee will continue to seek input from our partners, site owners, public officials, and others. This will include public meetings discussed above. It will also include one-on-one meetings with site owners. Our Steering Committee will weigh such factors as described in Section 1.(a)(iii). We will only proceed where we can develop a cooperative relationship with the owner/buyer or have site control. *Please NOTE: Fay-Penn will assess a minimum of 5 sites.*

TASK 2(a) - Obtaining and Securing Site Access. For the Fay-Penn sites (**Sites #1-4**), access is secured. For the other sites, Fay-Penn will maintain contact with the owners and communicate to them the advantages of completing environmental assessments. Our team will not just identify a potential problem, but help resolve it, if needed, through Pennsylvania's Land Recycling Act ("Act 2") voluntary program. To proceed with a Phase II Environmental Assessment (ESA), the owner will execute the site access agreement of the QEP.

TASK 2(b) - Reuse Planning. We have identified the Brimstone Building in Connellsville (**Site #8**) for reuse planning. Working with our QRP consultant, we will develop a Market Analysis, a Reuse Vision, Resource Roadmap, and Revitalization Plan for this key property.

TASK 3 - Phase I – On our selected Sites, our QEPs will conduct Phase I ESAs according to the All-Appropriate Inquiry Final Rule at 40 CFR Part 312 and in compliance with ASTM E1527-13 Standards. The goal is to obtain protection for our property owners and purchasers from liability under CERCLA.

Task 4 Phase II & Cleanup Plans – On the Fay-Penn sites, having already conducted Phase I ESAs, we are in position to proceed with Phase II ESAs. On the privately owned sites, when our QEPs find Recognized Environmental Conditions in the Phase I ESA, our Steering Committee will consider Phase II ESAs. On selected Sites, the appropriate QEPs will conduct Phase II ESAs according to ASTM E1903-19. On selected Sites, we will proceed with Cleanup Plans and where appropriate guide the project to obtain the PA. Act 2 Liability Release. Together with our consulting team, we will coordinate Cleanup Plans with appropriate Reuse Plans, working with appropriate staff at EPA, PADEP, and PA Health Department.

3(a)(ii) Anticipated Project Schedule (a)(iii) Task/Activity Lead

Key Project Activities	Schedule	Responsibility
TASK 1 – PROGRAM MANAGEMENT		
Completion of Work Plan	Pre – Award	Fay-Penn
Public Ad & select QPM, QEPs.	3 Month of Award	Fay-Penn
ACRES & Quarterly Reports	Ongoing	Fay-Penn & QPM
Close-Out Report	36 months by September 2027	Fay-Penn & QPM
TASK2 COMMUNITY PARTICIPATION, SITE SELECTION, AND REUSE PLANS	Ongoing	Fay-Penn & Partners.
Outreach & Public Input	Ongoing	Fay-Penn & Partners
Site Selections	4 months of Award & ongoing	Fay-Penn & Steering Committee.
Commence Reuse Plan - Connellsville	6 months of Award	Fay-Penn, QPM & QRP.
Complete Reuse Plans	9-24 months of Award	Fay-Penn, QPM & QRP.
TASK 3 – PHASE I ASSESSMENTS	4 months of Award & ongoing	QEPs.
Access to sites for Phase II	6 months of Award	Fay-Penn & Partners & QEPs.
TASK 4 – PHASE II ASSESSMENTS	4 months of Award – Sites #1-4. Following Phase I ESAs on other sites.	QEPs. Reviewed by Fay-Penn
Cleanup Plans	12 months of Award & ongoing	QEPs. Reviewed by Fay-Penn

3(a)(iv) Outputs

Our outputs will follow in somewhat chronological order as we proceed through grant implementation:

- *Program Management*: 12 Quarterly Reports, ACRES Reporting and updates, Close-out report.
- *Community Participation*: 36 Steering Committee Meetings, 12 Public Meetings.
- *Site Selection/Reuse Planning*: complete site inventory, select 11 sites, complete one Reuse Plan.
- *Phase I Assessments*: complete 10 Phase I Environmental Site Assessments (“ESAs”).
- *Phase II ESAs and Cleanup Plans*: complete 11 Phase II ESAs, complete 4 Cleanup Plans.

3(b) Cost Estimates. 3(b)(i) Development of Cost Estimates (b)(ii) Application of Cost Estimates

Note: Fay-Penn is forgoing the 5% administration fee, and only charging for billable hours to the Grant.

Fay-Penn Budget	Task 1	Task 2	Task 3	Task 4	TOTAL
Budget Categories	Program Management	Site Selection & Reuse Planning	Phase I Assessment	Phase II & Cl-Up Plans	
Personnel	██████	██████			██████
Fringe	██████	██████			██████
Travel	\$2,000				\$2,000
Equipment					\$0
Supplies					\$0
Contractual	\$37,800	\$78,000	\$45,000	\$290,000	\$450,800
Other					\$0
TOTAL Direct	\$62,721	\$102,279	\$45,000	\$290,000	\$500,000
Indirect Costs	\$0	\$0	\$0	\$0	\$0
Total Budget	\$62,721	\$102,279	\$45,000	\$290,000	\$500,000

Task 1. Program Management and Reporting. Our Executive Director (“Director”) will oversee the management and reporting for the Assessment Grant, and she is assisted by our Contract Administrator and Financial Officer. Their billable rates for the Grant period are [REDACTED], and we have budgeted an average of 4, 4, and 2 hours/month respectively for 36 months to this Task. Because they all have many other responsibilities, we have also budgeted consulting time of [REDACTED] to assist with this Task. We also budgeted \$2,000 for travel for an EPA Brownfield Conference ((1 attendee * (\$500 airfare + \$1,500 for 3 days lodging, food, etc.)

Task 2. Community Participation/Site Selection/Reuse Planning. Our Director will again have primary staff responsibility for Community Participation, Site Selection and Reuse Planning with assistance from our Real Estate Manager and Contract Administrator. We have budgeted 4, 5 at [REDACTED], and 2 hours/month respectively for 36 months for this Task. This includes monthly Steering Committee Meetings, outreach to our partners, and meeting one-on-one with site owners. We have also budgeted [REDACTED] of consulting time to assist with this Task and managing the reuse planning. We budgeted a total of [REDACTED] for development of the reuse plan for the Site #8 in Connellsville, including a market study, reuse vision, & resource roadmap.

Task 3. Phase I Assessments: We anticipate selecting 10 sites for Phase I ESAs at an average cost of \$4,500 per assessment. Our Director of Real Estate will review these Phase Is., as an in-kind contribution.

Task 4. Phase II Assessments & Clean-Up Plans: We anticipate selecting eleven sites for Phase II ESAs, including six asbestos surveys at an average cost of approximately \$4,000, five Phase II ESAs at an average cost of \$50,000, and four cleanup plans at an average cost of \$4,000. Our Director and Real Estate Manager will review these Phase IIs, and their time will be an in-kind contribution. **Over 50% of this Assessment Grant will be spent on Phase I & Phase II Assessments.**

3.(c) Measuring Environmental Results. Our Steering Committee will meet monthly to track each project through milestones. As part of this tracking, our Director and Real Estate Manager will address any lack of progress by making team assignments and holding all parties accountable at the next meeting. Together with our consultants, we will measure Outputs including: Phase I start, Phase I completion and submission to EPA for review, Field Sampling Plans (FSP) submission to EPA and EPA approval, Phase II start, Phase II completion, Cleanup Plan (if necessary), and Pennsylvania ACT 2 (Liability Release) Status, redevelopment start and completion. During and after the environmental assessment process, we will also track the redevelopment effort and the “Outcome” data. We will reach out to partners, owners, and others to track such Outcomes as site development status, private investment, public investment, jobs created, blight eliminated, housing units renovated, and reduction in public health threats such as acid mine abatement. Using these tracking mechanisms, we will file timely Quarterly Reports and Property Reports using ACRES. Within the three-year grant period, we will generate the Close-Out Report and continue to track outcomes in ACRES.

4. PROGRAMMATIC ABILITY AND PAST PERFORMANCE

4.(a) Programmatic Capability 4.(i). Organizational Capacity (ii) Organizational Structure (iii) Description of Key Staff. Fay-Penn’s mission is to stimulate economic development in Fayette County. In 2021, we completed our own strategic plan focusing on economic diversification, workforce development, and collaborations with our partners identified in Section 2 to revitalize our town centers. Over the last thirty years, we have worked to combat the decline in the coal industry with the development of a series of business and industrial parks. We have over 120 dues-paying members and a talented staff of eleven. Fay-Penn is governed by a nine-member Board. Our annual budget is over \$4 million, including rents from the business parks and program income.

Laura Kurtz Kuhn is the Executive Director of Fay-Penn and was hired one year ago to lead this continued diversification effort. She reports to the Board, which meets monthly. Laura has 30 years of experience in

economic and historic revitalization, previously with the Vandalia Foundation in West Virginia. Laura will oversee the management and community involvement under the grant. Earl Miller is our Director of Real Estate and Facilities and has managed the development of our three business parks. With the Assessment Grant, he will assist with managing the environmental consultants and the completion of the assessments. He also managed a major environmental remediation project in a previous position at West Virginia University. Twila Kendall is our Compliance and Contract Specialist who manages all preparation, administration, compliance, reporting, and fiscal issues with our Federal and State Grants, and would provide similar services with this Assessment Grant. Together Laura, Earl, and Twila will manage the Assessment Grant, with the assistance of a Steering Committee meeting monthly, consisting of the QPM and QEPs.

4(a)(iii) Acquiring Additional Resources. Because of the many grants that we manage and the many program responsibilities of our team, an initial priority is to retain a consulting team that will provide assistance. Fay-Penn will publicly advertise for a QPM and QEPs. The public advertisement will include the criteria for the selection of these consultants such as understanding of the Scope of Work, relevant experience, references, personnel, minority & women business participation, and costs. We will then rank the responses according to each advertised criteria. We will then select the consultants with the highest ranking. The contracts will be reviewed by the Fay-Penn solicitor and approved by the Board at their monthly meetings. Because of our strong track record in grants management, we expect very quick approvals by the Board and very rapid implementation of the Assessment Grant. As we proceed with project selection and decisions regarding reuse planning, we will then retain a QDF, using the same process as described above.

4.(b) Past Performance and Accomplishments (b) (ii) **Has not received EPA Brownfields Grants but has received Other Federal/State Assistance.**

(b)(ii)(1) Purpose and Accomplishments.

- Development of the Fayette Business Park, utilizing \$7.5 million in grants from U.S. EDA and ARC and state and local funding. In addition, we recently constructed a \$20 million 100,000 sq.ft. new multi-tenant building for business expansion by small to medium-sized tenants. Today, there are only 8 acres available in this 311-acre Park. **Site #2** represents the 110-acre expansion of the Park.
- Development of the Dunbar Township Business Park, initially with a \$1.7 million grant. Today, there are 5 sites available in the Park. **Site #1** represents a 180-acre expansion of this Park.
- Development of the University Business Park, adjacent to the Penn-State Fayette Campus, with \$6.5 million of funding from the U.S. EDA & ARC and State RACP funds.
- In recent years, managed six PA. Redevelopment Assistance Capital Grants ranging from a \$900,000 grant for acquisition of a rail line to a \$2 million grant for the development of the University Business Park. Fay-Penn manages the bidding, construction, and reporting to the PA. State Budget Office.
- Working with the Redevelopment Authority in Uniontown, applied for and managed grants totaling \$4.65 million for the downtown Uniontown revitalization.

(b) (ii)(2) Compliance with Grant Requirements. Since its inception in 1991, Fay-Penn has applied for and managed over \$65 million in Federal and State grants and \$63 million in loans to support various projects and private company expansion. The Pennsylvania Industrial Development Authority continues to annually certify Fay-Penn, with a 100% compliance record in the administration of PIDA loan program. With all grants, Fay-Penn follows all protocols for public advertising, selection of contractors, contract language, monitoring of performance, and close out. Fay-Penn conducts an annual audit, and no audit exceptions have been noted. In short, Fay-Penn has demonstrated full capacity to administer Federal funds in a timely professional manner. Should we receive a Community Wide Assessment Grant, we will satisfy all terms and conditions including the outcomes described throughout this proposal. Thank you for your consideration.

THRESHOLD RESPONSE CRITERIA

1. Applicant Eligibility

The applicant, Fay-Penn Economic Development Council (“Fay-Penn”) is certified by the Commonwealth of Pennsylvania, more specifically the PA. Industrial Development Authority (“PIDA”), as an “industrial development company” as defined by the PIDA act of 1956. This Certification is included in the Attachments, along with our Articles of Incorporation. As such, LCEDC is a Government Entity Created by the State Legislature and is eligible for the Assessment Grant.

2. Community Involvement

(i) Project Involvement (ii) Project Roles

Fay-Penn is the lead economic development organization for Fayette County, and has a history of working with the partners outlined below. This included identifying and prioritizing the inventory of sites. We will continue these partnerships throughout the Assessment Grant and beyond.

Name of Organization	Point of Contact	Specific Involvement
Fayette County Planning, Zoning Office	Sara Harvey, Director, 724-430-1211 sharey@fayettepa.org	Assisted on site selection and permitting for reuse, particularly Sites #1-5.
Fayette County Commissioners	Mark Rafail, Ec. Dev. Crd. 724-430- mrafail@fayettepa.org	Assist on coordinating public input and attracting end users for Sites #1-5.
Redevelopment Authority of the County of Fayette	Andrew French, Ex.Dir. 724-437-1547 afrench@racfpa.org	Partner on housing reuse issues in town centers. Sites #6-8, 9-15.
Uniontown Redevelopment Authority	Crystal Simmons, Dir. 724-438-7968 director@uniontownredevelopment.com	Partner on reuse of Sites #6&9, including planning and permitting..
Connellsville Redevelopment Authority.	Michael Edwards, Dir. 724-626-1645 cstagers@barcpa.org	Partner on reuse of Sites #7,8,11 including planning and permitting..
Redstone Township	Michael Cetera, 724-246-910 redstone@atlanticbnn.net	Partner on reuse of Site #15 , including planning and permitting and site id.
Fayette County Chamber of Commerce	Muriel Nuttall, 724-437-4571 mnuttall@fayettechamber.com	Assist in outreach to the business community for site selection and reuse.
Laurel Highlands Visitors Bureau	Ann Nemanic, 724-238-5661, ext. 103 anemanic@golaurelhighlands.com	Coordinate our reuse of Sites #6-15 with regional tourism initiatives.
Fayette County Conservation District	Heath Fowler, 724-438-4497 [REDACTED]	Assist in Site permitting, particularly on Sites #1-5.

(iii) Incorporating Community Input

Fay-Penn is itself a non-profit community-based organization and its membership represents a broad cross-section of the community - business, education, workforce, government, and non-profits. We hold annual meetings to gather community input where our members and the public are invited. We listen to concerns and set our agenda, based on that input. We also will work closely with our partners, who have regularly scheduled public meetings to gather community input. This includes the County Commissioners, and the Redevelopment Authorities of Fayette, Uniontown, and Connellsville. They manage Federal Community Development Block Grant (“CDBG”) programs and conduct extensive public hearings. We will attend those hearings, provide updates on the Assessment Grant, and ask for public comments or concerns. We will address those comments at the meeting and in writing following the meeting. Notice of these meetings is both published in the local newspaper and posted on the local municipalities window

or bulletin area. All meeting locations are accessible to persons with disabilities. We will also place notice of these meetings on our website. Upon award, we also plan a press release with the local newspapers in the County. We will create a brochure with “Questions and Answers” on the Assessment Grant, and will distribute it via e-mail, websites and print newsletters to our partners, local developers, code enforcement/municipal officers, and concerned citizens.

We will regularly update our website to show project activity, and link to other websites including our partners. While our foreign-born population is less than one percent, we do participate in a State “Language Access Plan” for those with limited English proficiency. We will do so if the need arises. Should a pandemic outbreak force us to again to work entirely remotely, we will meet via Zoom or other software.

3. Balance on current Assessment Grant.

Not applicable. No current Assessment Grants or Multipurpose Grants.

4. Contractors or Subrecipients.

Not applicable. Contractors have not been procured and subrecipients have not been named.