



Redevelopment Authority & Land Bank
 40 N Pennsylvania Ave, 5th Floor, Suite 520
 Greensburg, PA 15601

NARRATIVE INFORMATION SHEET

1. Applicant Information

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

2. Funding Requested

- a. Assessment Grant Type –Community Wide Assessment Grant
- b. Federal Funds Requested- \$500,000

3. Location

The communities to be served are all located within Westmoreland County, Pennsylvania. Westmoreland County includes 65 separate municipalities. The target priority sites are in the Cities of Jeannette/Grapeville, Monessen, Arnold and New Kensington. Other sites to be assessed will be identified within some of the other 61 municipalities in Westmoreland County, PA.

4. Target Area and Priority Site/Property Information

- List of Target Area(s)
 - City of Jeannette/Grapeville-CT 42129802800, CT 42129803700
 - Westmoreland Glass, 2538 Radebaugh Road, Grapeville, PA 15634 (6.3 acres)
 - Jeannette Brewery, 1101 Penn Avenue, Jeannette, PA 15644 (4.6 acres)
 - Jeannette Hospital Site, 600 Jefferson Avenue, Jeannette, PA 15644 (12 acres)
 - City of Monessen-CT 42129805400, CT 4212985500
 - Monessen Healthmart, 500-550 Donner Avenue, Monessen, PA 15062 (< 1 acres)
 - Grade School, 900 Summit Avenue, Monessen, PA 15062 (1.1 acres)
 - City of New Kensington/City of Arnold-CT 42129800700, CT 42129800100
 - New Kensington Works, 9th & 13th Street, New Kensington, PA 15068 (32.2 acres)
 - Allegheny Valley Railroad Site, 449 Drey Street, Arnold, PA 15068 (11.63 acres)

5. Contacts

a. Project Director -

Name: Hallie Chatfield, Senior Project Manager

Phone #: 724.830.3653

Email: hchatfie@co.westmoreland.pa.us

Mailing Address:

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

b. Chief Executive -

Name: Brian Lawrence, Executive Director

Phone#: 724.830.3772

Email: blawrenc@co.westmoreland.pa.us

Mailing Address:

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

6. Population

● Population of the Municipalities Where Priority Site(s) are located:

(Source 2020 Decennial Census)

City of Jeannette 8,780

City of Monessen 6,876

City of Arnold 4,772

City of New Kensington 12,170

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

7. Other Factors

Factor	Page #
Community Population is 10,000 or less.	4
The applicant is, or will assist, a federally recognized Indian tribe or United States Territory.	
The priority site(s) is impacted by mine-scarred land.	
The priority site(s) is adjacent to a body of water (i.e. the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	1
The priority site(s) is in a federally designated flood plain.	
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	3
The reuse of the priority site(s) will incorporate energy efficiency measures.	2,4

The reuse strategy or project reuse of the priority site(s) considers climate adaptation/mitigated capacity and resilience to protect residents and community investments.	2-5
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section I.B., for priority site(s) within the target area(s).	1,2,8,9
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2013 or later) or is closing.	

8. **Letter from the State Environmental Authority**- A letter from the Pennsylvania Department of Environmental Protection dated October 31, 2023 is attached.

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



October 31, 2023

Ms. Hallie Chatfield
Senior Project Manager
Redevelopment Authority of the County of Westmoreland
Fifth Floor, Suite 520
Greensburg, PA 15601

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

Dear Ms. Chatfield:

The Pennsylvania Department of Environmental Protection is pleased to support your efforts to redevelop brownfield properties in your 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 Redevelopment Authority of the County of Westmoreland's application for a US EPA Brownfields Community-Wide Assessment Grant in the amount of \$500,000 to conduct environmental assessments, public outreach, and reuse planning on priority brownfield sites and target areas within and throughout the County of Westmoreland.

The authority's efforts to examine the redevelopment potential of aggregated, underutilized sites to create renewed neighborhoods and business districts in Pennsylvania is a worthwhile endeavor.

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

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

Sincerely,

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

Michael Maddigan
Land Recycling Program Manager
Bureau Environmental Cleanup and Brownfields

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1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1.a. Target Area and Brownfields

1.a.i Overview of Brownfield Challenges and Description of Target Areas

The Redevelopment Authority of the County of Westmoreland, PA (RACW) is responsible for economic development, redevelopment, and revitalization activities in all of Westmoreland County, Pennsylvania. Westmoreland County is a diverse mix of 65 municipalities composed of cities, boroughs, townships, and home rule municipalities. Westmoreland County's transformation from agricultural processing was fueled by capital-intensive industrialization in the late 1800s and early 1900s. After World War II, disinvestment, market and technology changes, and economic challenges took their toll. By the 1980s, many of the heavy industry factories closed, leaving behind decaying structures of past economic booms. Past U.S. EPA brownfield assessment grant awards of \$1.1mil enabled the RACW and its Qualified Environmental Professional (QEP) to assist in 20 Phase I Environmental Site Assessments; 7 Phase II Environmental Site Assessments that included releases of liability under the PA Department of Environmental Protection's Act 2 program; and 2 Brownfield Planning & Site Reuse Plans, but much work remains. RACW is poised to move forward to maintain momentum and build upon a strong body of environmental work in four established brownfield target areas in Westmoreland County. The target areas include disadvantaged census tracts in The Cities of Monessen, Jeannette/ Grapeville, New Kensington, and Arnold. These target areas represent elements of the diverse range of past waterfront industries with distinct environmental constraints that inhibit revitalization in Westmoreland County. Monessen is 21 miles southeast of Pittsburgh directly on the Monongahela River and was once home to coke production for the steelmaking industry. New Kensington and Arnold are 15 miles northeast of Pittsburgh on the Allegheny River and was once a world leader in aluminum production. Jeannette/Grapeville is 21 miles east of Pittsburgh on Brush Creek, and was the center of glassmaking in the county. Building on the previous U.S. EPA assisted work, sites that were inventoried or characterized environmental priorities in the target areas of Jeannette and New Kensington will take precedence for assessment and/or reuse planning under this proposed grant.

1.a. ii. Description of Priority Brownfield Sites

The RACW has prioritized six brownfield sites in the target areas as detailed in the table below. The site locations, past uses, constraints, sizes, and potential reuses for community benefit were all factors in their selection as priorities for assessment, remediation, and reuse

Target Area	Priority Brownfield Site	Past Use	Current Conditions	Environmental Concerns	Potential Reuses
Monessen	500-550 Donner Ave	Commercial	Vacant Land	Asbestos, Lead	Community Greenspace
	900 Summit Ave	Institutional	Vacant Building	Asbestos, Lead	New Construction; Adaptive Reuse
Jeannette/ Grapeville	1101 Penn Ave	Brewery	Vacant land, equipment and Building	Glass byproduct, Soil contamination	Light Industrial; New Construction
	2538 Radebaugh Rd	Specialty Glass Production	Vacant land, equipment and buildings	Glass byproduct, Soil contamination	Light Industrial; New Construction
New Kensington	9 th & 13 th Sts	Aluminum Production	Vacant Buildings, Equipment	Asbestos, Lead, Soil contamination	Light Industrial; New Construction
Arnold	449 Drey St	Railroad Site	Vacant Land	Soil contamination- hazardous & petroleum	Light Industrial; New Construction

1.a. iii. Identifying Additional Sites

RACW's extensive Brownfields Inventory will be continually updated under this grant as new sites are identified by both the RACW and organizations and groups identified in the Community Engagement section of this narrative. Should excess funding be available, other

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sites in the four target areas, which exist in underserved communities and disadvantaged Census Tracts, will be prioritized for assessment work. Additional sites may be identified by RACW's community partners (Section 2.b.ii), developer interest, or pending real estate transactions. Sites will be evaluated based on addressing the needs of the targeted underserved communities, availability of leveraged funding, advancement of affordable housing, and creation of jobs. Precedence will be given to those brownfield sites that address environmental justice issues, or identified in existing community plans, or that can add community greenspace. Additional sites within Westmoreland County, but outside the target areas will be reviewed on a case-by-case basis.

1.b. Revitalization of the Target Area

1.b.i. Reuse Strategy and Alignment with Revitalization Plans

The priority sites in the targeted brownfield areas have been selected in accordance with County-wide strategies and priorities and local plans and objectives. Implementation of these plans will be informed with data developed under the U.S. EPA grant. As articulated in not only *Westmoreland County's 2018 Comprehensive Plan, "Reimagining Our Westmoreland,"* but also in the *2017 City of Jeannette's Comprehensive Plan*, and the *City of Monessen's Comprehensive Plan*, all have stated priorities and objectives to rehabilitate existing buildings in downtown communities; target downtowns for blight-fighting efforts; and target specific large redevelopment sites (brownfields) for assessment and reuse potential. **The City of New Kensington's Corridor of Innovation Action Plan** suggests an adoption of the Smart City concept that utilizes technology to transform its infrastructure making better use of energy and resources and makes a recommendation in revitalization efforts to include the usage of durable materials with low-embodied carbon. Both the City of Arnold and New Kensington have recently joined efforts in the Alle-Kiski planning coalition to identify and prioritize blight, redevelopment opportunity sites, and determine new ways to attract private investment.

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

Each of the target areas are economically, socially, and environmentally disadvantaged communities according to data from the Climate and Economic Justice Screening Tool (CEJST). The RACW anticipates that its proven strategy to assess, remediate, and reuse the priority brownfield properties will help the communities be more economically, socially, and environmentally sustainable. The U.S. EPA investment will make brownfield sites financially viable for redevelopment and reuse and help to foster a healthier environment. Quality of life will be enhanced by new greenspace on disused and market-challenged brownfields. The proposed site specific and area-wide reuse planning conducted with U.S. EPA funds will develop strategies to make the areas competitive in the local and regional market. The negative impacts of vacant brownfield properties, job loss and tax base erosion will be addressed by the reuse of underutilized properties through stimulation of private investment and the elimination of blight through public investment. Both will aid in property value increases and enhance local and county tax bases. Vitality and environmental health in the communities will be improved. Jobs will be created with reuse on these former brownfields within the target areas, alleviating local municipal budget constraints stimulating additional public revitalization investment in failing infrastructure, i.e. streets, sidewalks, and utilities in these economically distressed Federal and State-recognized environmental justice areas. Investment of grant funding in the target areas proposed by the RACW will help the U.S. EPA achieve the goals spelled out in Executive Order 14008, Section 223 that 40% of the overall benefits flow to disadvantaged communities and

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that investments focus resources on the remediation and reduction of legacy pollution while mitigating climate impacting activities. For example, redevelopment of the brownfield sites in Jeannette, New Kensington and Arnold will provide residents in the adjacent neighborhoods with job opportunities they can access without motorized vehicles. Climate-friendly reuses of riverfront sites on the Monongahela and Allegheny Rivers in Monessen and New Kensington/Arnold Redevelopment will aid the river ecology and create new greenspace. Focusing on green reuse of sites in Monessen will improve downtown economic and recreational atmospheres and help to mitigate climate change impacts. Site reuse plans will incorporate and maximize the use of solar, wind and other innovative technologies to the extent possible. The remediation of vacant, dilapidated properties, in dense urban settings, can be an important tool to address environmental-induced mental health issues, including depression.

1.c. Strategy for Leveraging Resources

1.c.i Resources Needed for Site Reuse

RACW is eligible for a wide array of project-specific resources to fulfill fiscal needs. Westmoreland County has been successful in leveraging local, state, and federal financial resources to fund and implement a range of programmatic activities. In instances where additional funds are required to complete assessments or subsequent remediation or redevelopment, RACW will draw upon its proven ability to acquire those resources. For example, RACW leveraged past awards of EPA assessment grant funding to secure PA's Industrial Sites Reuse Program, PA's Redevelopment Assistance Capital Program (RACP), and PennDOT's Local Access Road program funds for brownfield site assessments and redevelopment purposes. RACW can also use the resources and capacities of the Westmoreland County Land Bank which can acquire and hold brownfield sites during assessment and remediation activities. The U.S. EPA funding herein requested will be a valuable resource to be used in support of the use of RACW's recently awarded \$10.4 mil American Rescue Plan Act (ARPA) funds in the targeted areas that were also disproportionately impacted by the COVID-19 pandemic. The ARPA funds are being used for demolition and rehabilitation activities to improve the neighborhood quality of life by mitigating the presence of vacant and abandoned structures to provide economic stability.

1.c.ii Use of Existing Infrastructure

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

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a. Community Need

2.a.i The Community's Need for Funding

Westmoreland County must rely on outside resources to address the need for assessment, reuse planning, and remediation of brownfields. According to the 2020 U.S. Census, Westmoreland County lost more than 10,000 people since the 2010 Census. This is a higher population loss than any other county in Pennsylvania over that period as detailed in the table below. The table also illustrates comparative disparities in the target areas in household

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income, percentage of people in poverty, and median value of housing, which limit available local resources to address brownfields issues.

Brownfield Target Area Community	% Pop. Change 2010 to 2020	Pop. 2010	Pop. 2020	Median HH Income-2020	% Of People in Poverty	Median Value of Housing
Jeannette/Grapeville	-9%	9,654	8,780	\$40,750	16.5%	\$87,300
Monessen	-11%	7,720	6,876	\$43,823	19.1%	\$76,300
New Kensington /Arnold	-7.3%	18,273	16,939	\$42,264	22.9%	\$104,100
Westmoreland County	-2.8%	365,169	354,663	\$64,708	11.2%	\$162,300
Pennsylvania	+2.4%	12.7 million	13.0 million	\$70,117	12.0%	\$180,200
United States	+7.4%	308.7 million	331.4 million	\$67,521	11.4%	\$217,500

Source: 2020 Decennial U.S. Census Data

2.a. ii. Threats to Sensitive Populations

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

According to a January 2021 report from the Brookings Institution, there is a much higher rate of poverty in Westmoreland County residents who self-identified as Black or African American or two or more race. The greatest share of children living below the poverty line in the county are those who self-identified as Black or African American (45.7%) and two or more races (43%). These populations are acknowledged to experience greater health risks than the general population from exposure to Brownfield-sourced contaminants in their area. Sensitive populations in the brownfields target areas of Monessen, New Kensington, Arnold and Jeannette/Grapeville include infants, children, the elderly, minorities, pregnant mothers, and individuals with a history of chronic illness. Data derived from CEJST confirms that each of the target areas are deemed disadvantaged under the Justice 40 initiative. Each target area scores above the 90th percentile as disadvantaged in one or more of the key areas of Energy, Climate Change, Health Burdens, Housing and Workforce Development, and generally score above the 90th percentile in the threshold indicators of low income and low educational attainment. The RACW will focus efforts on promoting Smart City concepts, like New Kensington, in all of the target areas to utilize technology to transform its infrastructure, making better use of energy and using durable products with low-embodied carbon.

Threshold	Indicator	Brownfields Target Area			
		Monessen CT 42129805400 Percentile	New Kensington CT 42129800700 Percentile	Arnold CT 42129800100 Percentile	Jeannette/Grapeville CT 42129802800 Percentile
Energy	Energy Cost	98th	99th	98th	93rd
	PM 2.5+	57	93	76	54
Climate Change	Projected Flood Risk	95	96	90	95
Health Burdens	Asthma	94	96	96	91
	Diabetes	86	96	95	83
	Heart Disease	91	99	98	92
	Low Life Expect.	91	93	98	88
Housing	Lead Paint	89	82	92	91
Workforce Development	Poverty	93	98	96	88
	Unemployment	75	44	36	97
Threshold Indicators	Low Income	95	98	99	95
	High Ed Non-Enroll	81	95	100	91

Source: Climate and Economic Justice Screening Tool

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

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According to the **2019 Community Health Needs Assessment** conducted by Excelsa Health, in Westmoreland County the age-adjusted cancer mortality (all types of cancer) rate is 172.3 deaths per 100,000 population, which is higher than that of Pennsylvania at 164.3 per 100,000 and the U.S. at 156 per 100,000. Pennsylvania Department of Health statistics indicate that the mortality rate for chronic lower respiratory disease (including asthma and COPD) in Westmoreland County is 41 deaths per 100,000, while the rate for Pennsylvania is 36.2 deaths per 100,000. According to **Westmoreland County's Five-Year Consolidated Plan 2020-2024** produced for the U.S. Department of Housing and Urban Development, 15% of renter-occupied and 4% of owner-occupied units built before 1980 have children present. This means that an estimated 8,243 units (4,486 owners and 3,757 renters) across Westmoreland County pose a lead exposure risk to children and possibly have other hazards such as asbestos, mold, and radon gas exposure. This aged housing is largely clustered near the brownfield sites in the target areas, and the EPA funding will be used to identify exposures and develop mitigation strategies.

2.a.ii (3) Environmental Justice

(a) Identification of Environmental Justice Issues

Within the four targeted brownfield areas, there are six census tracts, each meeting the U.S. EPA and PA DEP criteria for Environmental Justice Areas. Each of the priority sites identified in the target areas are located within disadvantaged census tracts, according to CEJST data. While the CEJST provides objective data to measure the comparative environmental impacts of brownfields adjacencies on area residents using the burden thresholds of energy, climate change, health burdens, housing, and workforce development, it is essential to develop site and area-specific data to characterize the precise nature of the environmental justice issues and disproportionate impacts these tools more fully highlight. Stakeholder involvement will be essential to identifying the environmental issues and challenges that most directly impact the health and welfare of the disadvantaged residents and to understanding the day-to-day economic and health challenges faced by area residents.

(b) Advancing Environmental Justice

Investment of U.S. EPA funding in these target areas will help to address the disproportionate impact of the brownfield sites on the health and welfare of area residents, particularly the elderly, minorities, and pregnant mothers. This will be accomplished through the characterization of environmental conditions of nearby brownfield sites, assessment of health risks against State standards for detected constituents, and development of cleanup and reuse plans that mitigate the exposure risks of these sensitive populations. Reuse planning will acknowledge data and mitigate risks characterized through the assessment process, will focus on job and revenue creating reuses, and facilitate the creation of community greenspace and recreational opportunities that will improve the physical, mental, and emotional well-being of the local population and help to mitigate some of the EJ disparities. Information will be shared with community residents in regular public and project-specific meetings and will be relayed in understandable ways so that the community can take appropriate personal and local actions that further reduce potential exposures and provide information and feedback for brownfields planning and decision-making. Reuse planning conducted within the targeted areas will develop community-driven strategies to mitigate the environmental and social impacts of the brownfields and create market-sensitive redevelopment opportunities. New local tax revenues

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will help to address disparities in infrastructure and community amenities that thwart private investment in these areas.

2.b. Community Engagement

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

Organizations, entities, and groups that will be involved in the program include the following listing of potential partners. It is anticipated that as outreach efforts are underway, additional groups will be identified and invited to be included in targeted area project discussions.

Community/Civic/Resident Groups	Human & Social Services Groups	Economic/Community Development & Financiers
<p><u>Westmoreland Community Action-Neighborhood Partnership Programs</u> serves distressed areas and support neighborhood conservation by creating affordable housing, community service programs, crime prevention, education, and job training opportunities. ROLE: Identify/development projects & work with local developers.</p>	<p><u>Westmoreland Community Action</u> strengthens communities/families to eliminate poverty by providing services that encourage self-sufficiency, personal responsibility, and prevent the decline of neighborhoods and community values. ROLE: Identify and develop projects with private investors, disseminate information, conduct outreach and involvement.</p>	<p><u>Redevelopment Authority of Westmoreland County, the Cities of Monessen, New Kensington & Jeannette; Arnold Community Development</u> are agencies that are designed to eliminate blight, enhance the quality of life, promote neighborhood reinvestment, and encourage balanced growth and business expansion, resulting in job creation and sustainable community environment. ROLE: Identify sites, disseminate information, conduct outreach, engage members, potentially developing sites, identify developers, financing.</p>
<p><u>CommUNITY New Kensington/Arnold</u> connects the cities' events and encourages community and diversity. ROLE: Identify sites, disseminate information & involve members. Identify EJ issues.</p>	<p><u>Private Industry Council Westmoreland/Fayette</u> assists low-to-moderate income individuals/families facing barriers to employment opportunities. ROLE: Provide training and mentoring targeted area residents.</p>	<p><u>Westmoreland County Land Bank</u> deters the spread of blight, promote redevelopment and reuse of vacant, abandoned, and tax-delinquent properties, support targeted efforts to stabilize neighborhoods and stimulate residential, commercial and industrial development. ROLE: Identify sites, potentially develop sites, identify developers, financing.</p>
<p><u>Westmoreland Chamber of Commerce</u> strives to promote the common good and improvements in quality of life through the pursuit of new business; the cultural, social, and economic education of our citizens; and by providing accurate and timely assistance to the business community. ROLE: Disseminate information, outreach and involvement, business liaison.</p>		<p><u>Westmoreland County Industrial Development Corporation</u> supports economic development efforts and is the primary marketing agent for Westmoreland County development opportunities. ROLE: Identify sites, potentially develop sites, identify developers, financing.</p>
<p><u>Westmoreland Conservation District</u> assists local citizens with conservation practices in the use of natural resources to protect the quality of soil, forests and streams for community benefits. ROLE: Disseminate information, Education.</p>		<p><u>Economic Growth Connection of Westmoreland County</u> supports emerging and expanding companies in Westmoreland County and offers business outreach, loan financing, and work-force development and training. ROLE: Recruit participants, identify developers, financing.</p>
<p><u>Jeannette Business Association</u> strengthens and promotes business through teamwork to better serve their community. ROLE: Disseminate information, outreach and involvement, business liaison.</p>		<p><u>St. Vincent Small Business Development Center</u> provides consulting services and educational programs to build successful businesses in Westmoreland County. ROLE: Recruit participants, identify developers, financing.</p>
<p><u>Monessen Ministerium</u> working to bringing new life and prosperity to the neighborhoods most effective by population loss, disinvestment and impoverished. ROLE: Identify sites, disseminate information & involve members. Identify EJ issues.</p>		

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2.b.iii. Incorporating Community Input

Community involvement and outreach will be conducted by RACW throughout the project by preparing for, attending, and participating in existing community and municipal meetings as key opportunities to share information. Meaningful ways to collect input such as participating in community events, hosting town halls, or Q&As before public meetings, will also provide opportunities for fruitful community dialogue. These forums will be used to review plans and recommendations. Outreach activities under the grant will also include planning and preparing materials for meetings; creating and disseminating brochures about the brownfield program; and educating and informing community groups, realtors, developers, and interested parties about the benefits of brownfield redevelopment. Other community outreach activities will include public newspaper notices, mailings, website development, fact sheet preparation and distribution, and public meetings with citizens. The required EPA Quarterly Reporting process will both provide data and status updates to the U.S. EPA and provide that same information to the community to share project status and accomplishments and solicit feedback from the community through the regular public meetings. Much of this outreach will be conducted by, and in collaboration, with RACW’s involved partners.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3.a. Description of Tasks/Activities and Outputs

Task 1: Program Management and Reporting
i. Project Implementation <ul style="list-style-type: none"> ▪ Issuance of RFP/RFQ for Qualified Environmental Professionals (QEP) ▪ Managing Contracts and QEP ▪ Preparing quarterly and annual reports ▪ Maintaining ACRES updates, Preparing Draw Requests to the EPA ▪ Preparing the Final Close-Out report
ii. Anticipated Project Schedule: Ongoing throughout the four-year grant period
iii. Task Lead(s): RACW with assistance of QEP
v. Outputs: Quarterly and annual reporting project progress reporting including financial and MBE/WBE Reporting, Site approval questionnaires, AAI checklists for completed Phase I ESAs, ACRES updates and Final Reporting. Develop responses to U.S. EPA comments as necessary.
Task 2: Community Outreach and Involvement
i. Project Implementation <ul style="list-style-type: none"> ▪ Owner Outreach for site access ▪ Public engagement through quarterly updates via multi-media formats (e-blasts, development council newsletters, website, and press releases) ▪ Schedule and conduct monthly meetings with RACW partner municipalities ▪ Bi-annual blight and brownfields education seminars to include a work session on EPA brownfields assessment funds availability and progress updates
ii. Identifying Additional Sites: Intel discovery from Brownfield inquiry forms will be added to RACW App Sheet as potential projects
iii. Anticipated Project Schedule: Ongoing throughout the four-year grant period at quarterly intervals
iv. Task Lead(s): RACW and QEP will incorporate the majority of community outreach and involvement in the planning task
v. Outputs: Quarterly meetings with community partners, monthly and ad hoc meetings with Borough officials, annual community-wide public meetings. Attendance at Council meetings at key milestones and as necessary
Task 3: Phase I Environmental Site Assessments
i. Project Implementation <ul style="list-style-type: none"> ▪ Site prioritization and site(s) will be selected for Phase I ESAs
ii. Identifying Additional Sites: Intel discovery from Brownfield inquiry forms will be added to RACW App Sheet as potential projects
iii. Anticipated Project Schedule: Site prioritization and selection will begin immediately in October of 2024 and continue throughout the four-year period
iv. Task Lead(s): RACW Senior Project Manager with QEP
v. Outputs: It is anticipated that 16 Phase I ESA’s will be completed
Task 4: Phase II Environmental Site Assessments
i. Project Implementation <ul style="list-style-type: none"> ▪ Sites which had Phase I ESAs that indicate the presence of RECs will be prioritized for Phase II ESAs. ▪ SAPs will be developed immediately upon site approval for Phase II investigation. ▪ It is anticipated that all Phase II sites will be entered into Pennsylvania’s Land Recycling Program to receive liability protection.

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ii. Identifying Additional Sites: Intel discovery from Brownfield inquiry forms will be added to RACW App Sheet as potential projects
iii. Anticipated Project Schedule: Ongoing through four-year grant period. Phase II ESA work will begin after Phase I work is complete for each site that RECs are found to be evident
iv. Task Lead(s): RACW Senior Project Manager with QEP
v. Outputs: SAPs will be developed for Phase II sites. It anticipated that a minimum of 4 Phase II ESAs will be conducted. Cleanup plans developed for all sites, and entered in PA Act 2 as applicable
Task 5: Brownfield Site and Area-Wide Reuse Planning
i. Project Implementation <ul style="list-style-type: none"> Reuse assessment, land use assessment, market analysis, infrastructure evaluation, site reuse visioning, develop brownfield revitalization plan, develop resource development plans, conduct extensive outreach and involvement activities
ii. Identifying Additional Sites: Intel discovery from Brownfield inquiry forms will be added to RACW App Sheet as potential projects
iii. Anticipated Project Schedule: Ongoing throughout four-year grant period
iv. Task Lead(s): RACW Senior Project Manager with QEP
v. Outputs – The process will involve community input and it is anticipated that a minimum of 4 Reuse Plans will be conducted on priority sites to include comprehensive revitalization plans, their environs including neighboring sites and the impacted community.

3.b. Cost Estimates

The following section details the basis of estimated costs for the five identified tasks and presents the proposed \$500,000 budget in tabular form (numbers are rounded for budgeting).

Basis of Cost Estimates

Task 1, Program Management

- *Personnel Costs: 370 hours at an average cost of \$50/hr. = \$18,660 (approximately 7 hrs./month/RACW Staff) plus 34% fringe benefits of basic salary*
- *Contractual Costs: 108 hours at an average cost of \$120/hr. = \$12,900 (approximately 3 hrs./month/contract period)*

Task 2, Outreach, and Involvement

- *Personnel Costs: 1100 hours at an average cost of \$42/hr. = \$46,639 (approximately 10 hrs./month/RACW Staff) plus 34% fringe benefits of basic salary*
- *Contractual Costs: 83 hours at an average cost of \$120/hr. = \$10,000 (2 hrs./month)*
- *Travel: 2 National Brownfields conferences and 2 PA/WV Brownfields conferences plus local travel expenses = \$8,900 (cost basis on 2 RACW Staff attendance at each event)*
- *Supplies: Marketing/media printing=\$700 (entire contract period lump sum)*

Task 3, Phase I Environmental Site Assessments

- *Contractual Costs: 16 Phase I ESAs at an average cost of \$5,625/ea. = \$90,000*

Task 4, Phase II Environmental Site Assessments

- *Contractual Costs: 4 Phase II ESAs at an average cost of \$32,500/ea. = \$130,000*

Task 5, Site Reuse Planning

- *Contractual Costs: 4 Reuse Plans at an average cost of \$40,000/ea. = \$160,000. Cost allocated at 32% of total contractual budget*

Budget Category	Task 1 Program Management	Task 2 Outreach and Involvement	Task 3 Phase I Environmental Assessments	Task 4 Phase II Environmental Assessments	Task 5 Reuse Planning	TOTAL
Personnel	\$18,660	\$46,639				\$65,299
Fringes	\$6,340	\$15,861				\$22,201
Travel		\$8,900				\$8,900
Equipment						
Supplies		\$700				\$700
Contractual	\$12,900	\$10,000	\$90,000	\$130,000	\$160,000	\$402,900
Other						
Direct Cost	\$37,900	\$82,100	\$90,000	\$130,000	\$160,000	\$500,000
Indirect Cost						
Total Budget	\$37,900	\$82,100	\$90,000	\$130,000	\$160,000	\$500,000

THE NARRATIVE

3.c. Plan to Measure and Evaluate Environmental Progress and Results - RACW will conduct its assessment and reuse planning activities in accordance with the objectives of EPA's FY 2022-2026 Strategic Plan, focusing on *Goal 6- Safeguard and Revitalize Communities, Objective 6.1 Clean Up and Restore Land for Productive Uses and Healthy Communities*. By both clearly communicating the purpose of the project in collaboration with the EPA and tracking attainment of outputs/outcomes through performance measures, RACW and EPA will achieve their objectives. These measures will be both quantitative (numbers of outputs such as Phase I and Phase II ESAs and reuse plans), and qualitative measures like redevelopment of sites and areas in accordance with local priorities and needs that serve to enhance the livability and economic energy of the targeted communities. As part of the methodology to measure progress and results, data and project related information will be compiled as part of the Quarterly Reporting process and will be documented in ACRES so the data will always be current. This information will be shared with the community and other stakeholders in regular public meetings and through networks of involved entities through their information sharing methods. Intel discovery received from Brownfield Inquiry Form will be added to RACW Application Sheet as potential projects.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4.a. Programmatic Capability

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

As the lead agency, RACW will manage the brownfield assessment and redevelopment process. RACW was incorporated in 1962 with its current staff averaging 20 years of experience with government funding and grant management, and annually manages \$1 million in revenue. The RACW is a member agency of the Westmoreland Development Council and will lean on other member organizations including the Westmoreland County Land Bank, the Westmoreland County Industrial Development Corporation, the Economic Growth Connection of Westmoreland, and the Westmoreland County Department of Planning and Development. All Development Council employees operate under a cooperation agreement, sharing expertise, resources and staff to deliver community and economic development countywide; and are strategically located on the 5th floor of 40 N. Pennsylvania Ave., Greensburg, PA. This arrangement strengthens overall service abilities. Collectively, the RACW staff will oversee the completion of the reporting requirements under the Assessment Grant. This includes development of the work plan and obligations of the agreement, property profiles, quarterly reporting, and close-out reports. RACW Staff, their roles and relevant experience are detailed in the following table:

RACW Staff Member and Title	EPA Grant Role	Experience
Hallie Chatfield Senior Project Manager	Lead Contact; ID Priority Sites; Community Outreach; Grant Management-Budget & Reporting; Reuse Planning	20+ years in community/economic development; 7 years U.S. EPA funding; 15+years U.S. HUD/CDBG
Brian Lawrence Executive Director	Secondary Contact; ID Priority Sites; Community Outreach; Reuse Planning	11+ years in community/economic development; AICP accreditation
Chad McClaren Project Manager	Community Outreach	3+ years in community/economic development
James Scherich Finance Manager	Grant management-Budget & Reporting	15+ years in Fiscal Management; CPA
Ashley Vitale Communications Manager	Community Outreach; EPA Program Marketing	6+ years in Public and Community Relations

4.a.iv Acquiring Additional Resources

THE NARRATIVE

As a measure of RACW's proficiency in acquiring additional resources, over \$40 million in other funds have been leveraged on previous brownfield redevelopment projects. RACW receives approximately \$500,000 per year for blight clearance projects from Westmoreland County's Act 152 DEMOFund and the U.S. Department of Housing & Urban Development's Community Development Block Grant Slum and Blight Clearance funds (U.S. HUD CDBG) of which those funds can bolster RACW's brownfields initiatives. Additionally, the RACW is a recent recipient of \$10.4mil from the American Rescue Plan Act for blight removal, environmental remediation, and stabilization activities in qualified census tracts, most of which overlap the brownfield target area communities. RACW will commit \$37,500 of in-kind services over the four-year life of the Assessment Grant. This includes community organizing activities in support of this application, as well as ongoing community involvement efforts. These monies can also leverage some in-kind services from the target area communities. As previously discussed, Pennsylvania's ISRP grant program can cover 75% of assessment and remediation costs associated with brownfield redevelopment. RACW has received several ISRPs in the past and based on past performance has a strong relationship with the Pennsylvania Department of Community and Economic Development and Pennsylvania Department of Environmental Protection. Public-private partnerships have proved successful in Westmoreland County as brownfield sites typically require assessment and remediation before private developers and investors become involved.

4.b. Past Performance and Accomplishments

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

(1) Accomplishments

The RACW has received two previous EPA Brownfields Assessment Grants: a FY 15 Coalition Assessment Grant in the amount of \$500,000; and a \$600,000 FY 17 Coalition Assessment Grant. The Coalition members in both grants were the RACW, the City of Jeannette, the City of Latrobe, and the Borough of Mount Pleasant. Accomplishments attributable to these grant investments include the preparation of 10 properties for reuse, the creation of 150 new jobs, and the generation of over \$60 million in private investment. Two particularly significant accomplishments included the assessment, characterization of environmental risk, release of environment liability, demolition and site preparation and ultimate reuse of the former Jeannette Glass Plant in Jeannette and the Porcelain Park in Derry Borough. Both sites had been deteriorating brownfields since the early 1980s. Using U.S. EPA Brownfields Assessment funding, the RACW conducted Phase I and Phase II ESAs in accordance with PA Act 2 standards established by the PA DEP, ultimately receiving a release of environmental liability. EPA funds leveraged a menu of other State and local resources for the redevelopment of the properties.

FISCAL YR.	EPA FUNDS AWARDED	PHASE I ESA'S	PHASE II ESA'S	HAZ/MAT SURVEYS	REUSE PLANS
FY 15	\$500,000	5	4	N/A	N/A
FY 17	\$600,000	15	3	3	2

(2) Compliance with Grant Requirements

Under the previous EPA Brownfields Assessment Grants, the RACW complied with the workplan and schedule, and reported project progress on a quarterly basis as required. The FY 15 and FY 17 have been successfully closed out and the final reporting completed.

Threshold Criteria Response – Redevelopment Authority of the County of Westmoreland

○ **Statement of Applicant Eligibility**

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

○ **Documentation of Applicant Eligibility**

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

○ **Statement of Application Tax-Exempt Status**

The RACW is not a tax-exempt organization under Internal Revenue Code section 501 (c)(4).

○ **Description of Community Involvement**

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

○ **Named Subcontractors and Subrecipients**

The RACW is not naming a procurement contractor in this application.

○ **Documentation of Available Balance of Assessment Grant**

The RACW does not have an open U.S. EPA Brownfields Assessment Grant.