



**BALTIMORE CITY BROWNFIELD MULTIPURPOSE GRANT  
101 W. GARRETT STREET, BALTIMORE, MD 21225**

1. Applicant Identification:  
Baltimore City
  
2. Funding Requested
  - a. Grant Type: Multipurpose
  
  - b. Federal Funds Requested: \$1,000,000.00
  
3. Target Area and Priority Site Information  
Census Tract 24510250401, MARYLAND, EPA Region 3  
101 W. Garrett St, Baltimore MD, 21226
  
5. Contacts  
Project Director  
Matthew Garbark  
410-261-9751  
[Matthew.garbark@baltimorecity.gov](mailto:Matthew.garbark@baltimorecity.gov)  
250 City Hall, 100 N. Holliday Street  
Baltimore, Maryland 21202  
  
Chief Executive/Highest Ranking Elected Official  
Mayor Brandon Scott  
410-396-4397  
[mayor@baltimorecity.gov](mailto:mayor@baltimorecity.gov)  
Office of the Mayor  
250 City Hall, 100 N. Holliday Street  
Baltimore, Maryland 21202
  
6. Population  
Baltimore City's population per the 2020 US Census was 585,693.

7. Other Factors

<b>Sample Format for Providing Information on the Other Factors</b>	<b>Page #</b>
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).	2
The priority site(s) is in a federally designated flood plain.	2
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	4
The reuse of the priority site(s) will incorporate energy efficiency measures.	4
The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments.	3
At least 20% 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.	8-9

8. Letter from the State or Tribal Environmental Authority

- See attached letter from Maryland Department of the Environment.

9. Releasing Copies of Applications

- Not applicable (no portions of the application are confidential, privileged, or sensitive).

# **BALTIMORE CITY BROWNFIELD MULTIPURPOSE GRANT 101 W. GARRETT STREET, BALTIMORE, MD 21225**

## **Narrative/Ranking Criteria**

### **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 Area**

Baltimore City proposes to use a Multipurpose grant to fund planning, outreach, site assessment update, and clean up (as possible) for the environmental remediation of a 9.5-acre brownfield at 101 W. Garrett Street in the Brooklyn community (21225) of Baltimore City, Maryland. This property offers enormous potential to be a community asset because of its acreage and undeveloped state in an urban area.

Development of this brownfield has been challenged by the site's history and current usage.

**Unregulated landfilling:** Unregulated landfilling increases risks during remediation and future development since the existing sources of contamination are assumed (though extensive studies of the site provide an educated guess). This type of filling also increases costs for development because differential settlement and types of materials underground will require accommodations to ensure site safety and stability.

**Site contamination:** Studies of the site have determined the presence of petroleum, metals, and pesticides in the groundwater; metals, pesticides, PAHs, PCBs, and petroleum in the soil; metals in the sediment; and metals in the surface water. Primary concerns for development of the subject site include the risk of methane and mercury gas intrusion into structures; contact between users, including but not limited to occupants and construction workers, of the property with buried medical waste and site contaminants in soil and groundwater; and the impacts construction would have on the quality of the wetland areas and streams. The site was previously cleaned of trash and debris and secured by fencing; however, trespassers have damaged the fencing and resumed dumping trash and debris.

**Trash and debris:** A large quantity of trash and debris exists on site, as the security fencing has been damaged, allowing community dumping to continue on site. Some areas of the site are thickly wooded or wet (due to the unnamed stream and wetlands), so removal of this trash and debris may be difficult to access for removal. The unnamed stream eventually leads to the Patapsco River, so any trash and debris entering the waterway on this property has the potential to enter the river, which is listed for a trash Total Maximum Daily Load (TMDL).

**Relocation of unhoused community:** The community of unhoused persons must be tactfully and equitably transitioned to another location. This community is one source of trash and debris onsite. Relocation is required for cleanup and remediation of the site.

Grant activities will focus on the remediation of the subject property, including extensive community outreach would occur in the greater Brooklyn community, especially with regard to

the unhoused population currently present on site. Brooklyn has active community involvement organizations whose missions are to improve safety and well-being of its residents while improving issues such as problem properties, public blight, and economic opportunity.

#### 1.a.ii. Description of the Priority Brownfield Site(s)

The 101 W. Garrett Street property is in an industrial/commercial area and bounded to the west by the Harbor Tunnel Thruway (I-895), the north by the 3700 Potee Street property, the east by Potee Street (Rt. 2), and the south by W. Garrett Street. Northwesternmost portions of the site are located in a FEMA-designated floodplain (Zone A). The site is a flat, vacant parcel of land.

Historically, the brownfield property has been used as a dump/landfill, an automobile junkyard, and an automobile service station. Numerous recognized environmental conditions exist, with elevated levels of inorganic and organic pollutants in both soil and water.

Before 1953, most of the property consisted of undeveloped marshland adjoining the eastern bank of the Patapsco River. Previous reports indicate that uncontrolled landfill activities on the property began in 1953 and continued until 1974. The former marshland area was filled with large quantities of construction debris, soil, wood, tires, glass, and municipal waste. After filling, the western and central portions of the properties were used as a junkyard for automobiles by “Chernock’s Junkyard,” which operated from approximately 1956 to 1981. Sometime in the mid-1980s, the junked automobiles were removed and on-site business ceased. A gas station was reported to have operated in the 1960s in the eastern portion of the property. The property came under City ownership in 1985.

The brownfield site has been studied extensively since 1984, with multiple geotechnical studies, soil sampling events, and groundwater sampling events. In 2010, a Response Action Plan was prepared by EA Engineering, Science, and Technology, Inc. (EA) to identify mitigation options for pollutants of concern, and to recommend engineering controls and response measures to protect human and environmental health. Implementation of a 2011 site stabilization plan included removal of contaminated debris, abandonment of monitoring wells, removal of an existing fence, and installation of a new perimeter fence. A 2018 site visit by EA noted there are also multiple unhoused communities, and the site continues to be used as a dumping ground. Fencing installed in 2011 has been cut or otherwise damaged, reducing the effectiveness of engineering controls. Unhoused communities and vast quantities of trash and debris continue to exist on the site in 2023. The condition of the site facilitates substance abuse and violence, contributing to public safety issues.

#### 1.a.iii. Identifying Additional Sites

Additional sites are not under consideration for this project. However, an adjacent property (3700 Potee St, Baltimore, MD 21225) is in similar condition; the property owner, Maryland Department of General Services, is seeking EPA Brownfields Multipurpose Grant funds, as well. If both sites are awarded grant funds, cost savings and economies of scale could be realized.

### **1.b. Revitalization of the Target Area**

#### 1.b.i. Overall Plan for Revitalization

Legacy site contamination from historical site use has placed disproportionate negative impacts on the surrounding disadvantaged community, which may be rectified through this project. Baltimore City seeks to develop a project that serves the community's needs for the benefit of their health, well-being, and safety. Under this grant, Baltimore City proposes to use grant funds to:

- 1) Seek community input: Baltimore City will seek input from the community as to what resources are needed and wanted.
- 2) Develop concepts: Based on community input and the results of a supplemental Phase II environmental site assessment (to be conducted under this project), determine what can be done on site given various site constraints (physical and environmental). While numerous studies on site conditions have been completed, a thoughtful site development concept has not. This concept will drive the remediation design, ensuring that the site is safe and the design appropriate for the end use.
- 3) Design the remediation: Subcontract an engineered remediation design based on community input, environmental existing conditions, and concepts in Step 2. Remedial plans would be in accordance with state and federal regulations.
- 4) Relocate the unhoused community, in close coordination with local support agencies.
- 5) Clean up the site: Initial activities would include basic trash and debris cleanup, to minimize additional trash from entering the onsite and adjacent wetlands and Patapsco River, as well as resecuring the site (via fencing and fencing repairs) to prevent further access until remediation is complete.
- 6) Future planning: Further remediation and development based on all previous steps, to the extent of funding available. Should the remediation design call for it, and if sufficient grant funding is available, Baltimore City proposes incorporating the innovative reuse of dredged material from the Port of Baltimore to be used in the capping system design for the remediation of the property. Earlier reports prepared for the site suggested that capping would be a sufficient remediation strategy for the site, but to date, capping has not been implemented.

Extensive community outreach would occur during each stage of the project.

#### 1.b.ii. Outcomes and Benefits of Overall Plan for Revitalization

Brownfield redevelopment concepts include developing a space that meets community wants and needs. This may include space for a farmer's market, flea market, and/or a mobile community service (I.e., healthcare). Due to the high cost of ground improvements due to the nature of historically landfilled waste at the site, it is unlikely that building construction at the site would occur (though this is not ruled out).

The planning project will evaluate climate change and sustainability in the design for future development and remediation. Interactions between communities and decision makers will be vital to planning for future development that incorporates environmental, social, and economic sustainability. State and local permitting requirements will be evaluated as part of the planning and conceptual design process to ensure the project avoids adverse impacts to the environment. The legacy site contamination from historical site use as a dump that accepted construction

debris and medical waste, an automobile junk yard and a used automobile sales and service facility with a gas station has placed disproportionate negative impacts on the surrounding disadvantaged community that may be rectified through this project.

At this time, initial site development concepts do not specifically incorporate renewable energy, but any concepts would consider renewable energy and energy efficiency, should power be needed on the site.

#### 1.c.i. Resources Needed for Site Reuse

Due to the cross-jurisdictional nature of this property's location, coordination of resources regarding the property and its development has been difficult. EPA Brownfields Multipurpose Grant funds would ease coordination between jurisdictions, relieving the pressure of reprioritizing state funding in a disadvantaged area.

#### 1.c.ii. Use of Existing Infrastructure

Existing site infrastructure is unknown but is anticipated to be non-existent for the majority of the property due to its historical site usage as a dumping ground and junkyard. Some infrastructure may be present on the eastern portion of the property due to its historical usage as a gas station and car sales lot; however, the extent and condition of any infrastructure there is unknown. Presence of infrastructure and utilities would be investigated as part of this project. At this time, it is unknown whether infrastructure will be required for revitalization of the property.

## **2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

### **2.a. Community Need**

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

Baltimore City funding has typically been prioritized for programs, initiatives, and budgetary items in immediate need of funding. According to the EPA's EJScreen Tool, this community is in the 90<sup>th</sup> percentile (or higher) for Low Income, Less Than High School Education, and Low Life Expectancy. Grant funds would put this project on a forward path to completion, providing a space for much needed community services to this disadvantaged area.

#### 2.a.ii. Threats to Sensitive Populations

##### (1) Health or Welfare of Sensitive Populations

The project site at 101 W. Garrett St. is located in the Brooklyn community of Baltimore City, zip code 21225, census tract 24510250401. According to the EPA EJScreen Tool, the tract has a population of 4,256 with demographics at 38% white, 29% Black, 24% Hispanic, 7% Asian, 0% Other, and 1% two or more races. The Climate and Economic Justice Screening Tool (CEJST) also identifies the tract as Disadvantaged with five of the screening categories meeting both the environmental and socioeconomic burdens: Health, Housing, Legacy Pollution, Transportation, and Water/Wastewater. Notable environmental burdens are Proximity to hazardous waste facilities (96th), Proximity to Risk Management Plan (RMP) facilities (99th), Traffic proximity and volume (91st), and Wastewater discharge (97th).

According to a January 2019 Phase I Environmental Site Assessment Report prepared by EA Engineering, Science, Technology, Inc., PBC, several environmental investigations have confirmed the presence of landfilled materials that have contributed to elevated concentrations of organic and inorganic constituents detected in soil and groundwater. The historical use of the site is considered a Recognized Environmental Condition due to the following environmental impacts at the site: petroleum, metals, and pesticides in groundwater; metals, pesticides, polycyclic aromatic hydrocarbons (PAHs), polychlorinated biphenyls (PCBs), and petroleum in soil; metals in sediment; and metals in surface water.

The Multipurpose grant will fund planning, outreach, permitting and design that will help the community overcome the environmental burdens at the project site and those identified by CEJST. Pollutants at the site will be remediated. Community services to improve the health and wellbeing of the community would be provided, in accordance with community input.

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

CEJST identifies this tract as being in the 91<sup>st</sup> percentile for asthma and 98<sup>th</sup> percentile for low life expectancy. The presence of methane due to the decomposition of waste materials dumped at the site over several decades, may contribute to the presence of asthma in this disadvantaged community. Methane can also result in poor air quality by contributing to the formation of ground level ozone and particulate pollution. Remedial activities would abate the introduction of methane into the atmosphere at this site. Developing a space where community services could be provided to this disadvantaged community could contribute to improved life expectancy among its residents.

### (3) Environmental Justice

#### (a) Identification of Environmental Justice Issues

Environmental Justice issues affecting this disadvantaged community are described in detail in Section 2.a.ii. In addition to the greater disadvantaged community identified by the screening tools, a vulnerable unhoused population, susceptible to health risks due to their living conditions as well as site conditions, is living on the property. Transitioning this community into safer living conditions will improve their health and well-being. Remediating this site so that it can be better used by the community will overcome the environmental justice issues affecting this area of the community, caused by decades of uncontrolled waste deposition and other onsite activities.

#### (b) Advancing Environmental Justice

Since no businesses or traditional residences currently exist on the site, none will be displaced by the redevelopment of this site. The existing unhoused community would be safely and equitably transitioned to housing located in safer locations, in close coordination with Baltimore City and community support organizations. Community outreach occurring throughout the course of the project will ensure that further

marginalization of disadvantaged community members will not occur with the redevelopment of the site.

**2.b. Community Engagement**

2.b.i. Prior/Ongoing Community Involvement

A 2011 effort at site remediation included relocation of the unhoused community onsite at that time. It is unknown what other types of community outreach was conducted at that time.

2.b.i. Project Involvement

Baltimore City seeks to develop a project that serves the community’s needs for the benefit of their health, well-being, and safety. Efforts would start with engaging local stakeholders including residents, businesses, churches, and organizations within the community. Information about the proposed project including site conditions and limitations would be communicated to all stakeholders and ample opportunities would be provided for stakeholder input to be included in concept level design and project development of the brownfield property.

Baltimore City will provide continued outreach and communication of the project status to the community and stakeholders so there is transparent and frequent exchange of information. The brownfield property is inhabited by a community of unhoused people in a very unsafe and unhealthy environment. Research into existing and available supportive programs and services in the area will be performed, so that a plan can be developed for the safe and equitable transition of the unhoused community from the currently unsafe conditions to safer conditions. Representatives from Baltimore City and qualified professionals from area non-profits and hospitals would assist in this task. Extensive outreach to both the unhoused community and the surrounding residential community will be performed to ensure safety and equity for everyone.

2.b.iii. Project Roles

<b>Name of organization</b>	<b>Point of contact (name &amp; email)</b>	<b>Specific involvement in the project or assistance provided</b>
Baltimore City	Matthew W. Garbark <a href="mailto:Matthew.garbark@baltimorecity.gov">Matthew.garbark@baltimorecity.gov</a>	Grant recipient; property owner.
Maryland Environmental Service	Melissa Slatnick <a href="mailto:mflatnick@menv.com">mflatnick@menv.com</a>	Grant subrecipient; project management; subcontracting of technical services
Greater Baybrook Alliance	Meredith Chaiken <a href="mailto:meredith@greaterbaybrookalliance.org">meredith@greaterbaybrookalliance.org</a>	Community outreach
Action Baybrook	Jan Eveland <a href="mailto:info@actionbaybrook.org">info@actionbaybrook.org</a>	Community outreach
City of Refuge	Reverend Billy Humphrey <a href="mailto:billy@cityofrefugebaltimore.org">billy@cityofrefugebaltimore.org</a>	Outreach to unhoused community and assistance with location transition
Maryland Department of General Services	Curtis Murray <a href="mailto:curtis.murray2@maryland.gov">curtis.murray2@maryland.gov</a>	Adjacent property owner representative



### 2.b.iii. Incorporating Community Input

In addition to community outreach during the preliminary phases of the project, community input will be solicited for end-use planning for the site. At this time, based on existing studies, it is believed that conventional building construction at this property is cost prohibitive; therefore, open community-use spaces such as farmer's markets, flea markets, and community services spaces are under preliminary consideration. However, any viable site development opportunity, including conventional building construction, would remain an option.

Baltimore City will work with community groups such as Action Baybrook, local non-profit support groups such as City of Refuge, and other community organizations to further understand the demographics of the community, reach members most affected by the property, and understand the burden the property brings to the community. This engagement will also include faith-based organizations, decision makers, local business owners, and local and state officials. A community centered approach that focuses on meaningful public involvement with the surrounding disadvantaged neighborhoods is required for successful project implementation.

Stakeholder input will be solicited in a variety of forums: on-site community meetings, charettes, on-line surveys, and other methods that may prove effective once the process starts. MES will ensure that stakeholders are notified well in advance so that maximum participation occurs. This will be an iterative process where stakeholder input and MES feedback are continually refined to come up with the final plan for environmental remediation.

### **3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS**

Task 1: Project Management/Grant Administration
i. Project Implementation
a. EPA-funded tasks/activities: Cooperative agreement oversight. Work with entire team to develop a project implementation plan.
b. Non-EPA grant resources needed to carry out tasks/activities, if applicable: Baltimore City staff time and resources.
ii. Anticipated Project Schedule: Years 1 through 5
iii. Task/Activity Lead: Baltimore City with support from MES.
iv. Outputs: Overall project implementation plan. Reporting documents as required by the grant.

  

Task 2: Community Outreach and Relocation
i. Project Implementation
a. EPA-funded tasks/activities: Work with community organizations and local/state government as applicable to develop a community involvement plan and seek community input through meetings, charrettes, or other appropriate means. Coordination with any local government and community support agencies required to relocate the unhoused persons currently on the property.
b. Non-EPA grant resources needed to carry out tasks/activities, if applicable: Participation of community organizations to seek community input, via sharing announcements of meetings/websites/etc., relaying to project team any input received outside of organized meetings.

ii. Anticipated Project Schedule: Outreach would occur for the entire duration of project; Relocation would occur in Year 4, <1 year duration.
iii. Task/Activity Lead: Maryland Environmental Service in close coordination with Baltimore City and community organizations.
iv. Outputs: Community involvement plan. Documentation of potential site uses needed/desired by the community, as well as any other input that may impact the project, such as not-yet-identified issues caused by the property or safety issues.

<b>Task 3: Site Development and Remediation</b>
i. Project Implementation
a. EPA-funded tasks/activities: Implement a supplemental Phase II environmental site assessment to fill in any data gaps needed to develop site usage concepts. Subcontract services to develop site use concepts based on site conditions and community input. Procure a remediation engineer that would develop a remediation design that is appropriate for the site and for the selected end use. Remediation activities would include basic trash and debris cleanup, to minimize additional trash from entering the onsite and adjacent wetlands and Patapsco River, as well as resecuring the site (via fencing and fencing repairs) to prevent further access until remediation is complete.
b. Non-EPA grant resources needed to carry out tasks/activities, if applicable: None.
ii. Anticipated Project Schedule: Years 2 through 4
iii. Task/Activity Lead: MES, with TBD subcontractor support for supplemental Phase II environmental site assessment, development of concepts, and remedial activities
iv. Outputs: Supplemental Phase II environmental site assessment report. Development concepts with associated figures, costs. Remediation design, engineer's cost estimate, schedule. Documentation of the volume/weight of trash/debris removed from site and fencing installation/repairs. Cleaned up site, ready for remediation.

<b>Task 4: Conceptual Future Planning/Design</b>
i. Project Implementation
a. EPA-funded tasks/activities: Further design development based on all previous steps, to the extent of funding available. Infrastructure evaluation. Should the remediation design call for it, Baltimore City proposes incorporating the innovative reuse of dredged material from the Port of Baltimore to be used in the capping system design for the remediation of the property.
b. Non-EPA grant resources needed to carry out tasks/activities, if applicable:
ii. Anticipated Project Schedule: Year 5, 1 year duration
iii. Task/Activity Lead: MES with TBD subcontractor support
iv. Outputs: Detailed development design with plans, costs, schedules, figures.

### 3.b. Cost Estimates

The total project cost is estimated at \$1,000,000. Baltimore City is requesting grant funding for the full estimated project amount. As shown in the budget table below, direct costs only are anticipated under this scope of work. Maryland Environmental Service (MES) will be a grant subrecipient. MES is a self-supporting, independent State agency, which provides environmental services to government and private sector clients for projects including air quality, transportation, water and wastewater treatment, solid waste management, composting, recycling, dredged material management, hazardous materials cleanup, stormwater services and renewable energy.

As a not-for-profit business unit of the state of Maryland, MES provides multi-disciplinary environmental compliance services to enhance and protect the environment through innovative solutions to the region’s most complex environmental challenges.

Estimated costs for all tasks were developed in accordance with the Interim General Budget Guidance for Applicants and Recipients of EPA Financial Assistance and based on past experience with projects that included a similar scope of work. A budget of \$50,000 is included for MES to provide Task 1 Project Management and Grant Administration. A budget of \$120,000 is included for Task 2 Community Outreach and Relocation. These services will be provided by MES with support from community outreach and engagement specialists in coordination with local community organizations. Task 3 Site Development and Remediation is the largest portion of the budget as it involves costs for a supplemental site assessment, remediation design, and site surface clean up including costs for waste determination and offsite transportation and disposal. Work under this task will be completed by MES and MES subcontractors, including an engineering consultant with technical capabilities and experience with remediation of similar sites. A budget of \$55,000 is estimated for Task 4 Conceptual Site Development Planning/Design for MES and MES subcontractors develop long term conceptual site design planning that supports the community's needs.

Budget Categories		Project Tasks				
		Task 1 Project Management/ Grant Administration	Task 2 Community Outreach and Relocation	Task 3 Site Development and Remediation	Task 4 Conceptual Planning/ Design	Total
Direct Costs	Personnel					\$ -
	Fringe Benefits					\$ -
	Travel					\$ -
	Equipment					\$ -
	Supplies					\$ -
	Contractual					\$ -
	Construction					\$ -
	Other					\$ -
	MES	\$50,000	\$ 55,000	\$50,000	\$5,000	\$ 110,000
	MES Contractual		\$ 65,000	\$ 725,000	\$ 50,000	\$ 840,000
Total Direct Costs						\$ -
Indirect Costs						\$ -
<b>Total Budget</b>		\$ 50,000	\$ 120,000	\$ 775,000	\$ 55,000	\$ 1,000,000

### **3.c. Plan to Measure and Evaluate Environmental Progress and Results**

To track, measure, and evaluate progress of the project, a project implementation plan will be developed in Task 1 Project Management/Grant Administration. This plan will outline the scope of work and each deliverable expected from each task. Regular meetings will be held with the project team to ensure forward progress on the project and to identify any issues that may arise, along with potential solutions. Software tools may be used for project scheduling and real-time progress tracking.

Where quantifiable progress/documentation is possible (i.e., environmental site assessment, removal of trash and debris, installation of fencing), documentation will be gathered and maintained for reporting purposes.

## **4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

### **4.a. Programmatic Capability**

#### 4.a.i. Organizational Capacity

This grant will be administered by the Mayor and City Council of Baltimore through its Mayor's Office of Infrastructure Development. The Mayor's Office of Infrastructure Development (MOID) is charged with enhancing Baltimore City's public infrastructure by bolstering federal, state, and private resources for capital projects, providing targeted oversight on critical infrastructure projects, and advocating for systemic improvements to optimize capital project delivery. With new infusions of federal and state dollars for capital projects, it's imperative the city utilize as much available funding to invest in existing and needed infrastructure.

#### 4.a.ii. Organizational Structure

MOID maximizes funding opportunities from the Infrastructure Investment and Jobs Act (IIJA), Inflation Reduction Act (IRA), and other sources, strategically aligning with the City's infrastructure needs. Our team coordinates responses, applies for competitive grants, and explores financing options to drive transformative infrastructure improvements for our community. The office has three major areas of interest:

- Grants Management: raising funds to support important projects throughout Baltimore City,
- Contracting and Capital Support: evaluating and coordinating the financial and policy impacts related to infrastructure projects and initiatives.
- Project Management: coordinates City-wide project reviews on critical infrastructure project and facilitates meetings with top City leadership to drive decision making.

#### 4.a.iii. Description of Key Staff

Matthew W. Garbark was appointed Baltimore's first Infrastructure Czar and has served as the Director of the Mayor's Office of Infrastructure Development for Baltimore City since its inception in July 2022. Prior to this, Mr. Garbark served as the Deputy Director of the City's Department of Public Works. Between 2016 and 2019, he worked in the Baltimore City Mayor's Office. Mr. Garbark holds a Bachelor of Arts from the University of Maryland, College Park, and a Master of Business Administration degree from the University of Maryland University College.

#### 4.a.iv. Acquiring Additional Resources

Working with partners throughout the City of Baltimore and others, the Mayor's Office of Infrastructure Development has been successful in raising funds from the IJA and the IRA as well as other sources. Since standing the office up in July 2022, MOID has helped the city acquire \$65,745,598. MOID and the City of Baltimore are confident that it can raise additional funds for this project if needed.

#### **4.b. Past Performance and Accomplishments**

##### 4.b.i. Currently Has or Previously Received an EPA Brownfields Grant

###### (1) Accomplishments

In 2016, the Baltimore City Department of Planning (DOP) was awarded a \$200,000 Brownfields Assessment grant from the U.S. Environmental Protection Agency (EPA) for the investigation of sites contaminated by hazardous substances. The grant ran from 1/1/2016-12/31/2019.

Since the 1950 census, Baltimore has lost more than a third of its population, leaving tens of thousands of vacant properties behind. The areas of greatest vacancy include east, west, south, and northwest Baltimore. For this grant, DOP focused on central east and central west Baltimore, areas of the city with the highest concentrations of vacancy, as well as poverty, unemployment, and African-American population density.

DOP has long emphasized greening as a potential solution to the problem of blighted vacant properties, providing land and water access, technical assistance, and other resources to residents wishing to start gardens, urban farms, pocket parks, and other community-managed green spaces. For this project, DOP sought out community guidance on sites of interest for greening and focused its resources there.

During the grant the Baltimore City DOP completed the following tasks:

- Task 1: Project Management and Reporting
  - Hired a Project Coordinator
  - Developed Application and Process for brownfields education and community engagement

- Communicated with key partners
- Reviewed Applications and Selected Sites
- Task 2: Community Involvement
  - Organized and advertised informational Sessions in target areas for Phase I of the project NB: There was no Phase II for this project as it was determined that it was not needed.
- Task 3: Phase I Assessment
  - Site Inventory
  - Eligibility determination for 7 sites
  - Contractors were identified
  - Phase I Investigations were conducted
- Task 4: Site Specific Activities
  - Because none of the sites investigated in the Phase I Environmental Site Assessments were indicated for Phase II assessments, DOP did not engage in Phase II Preparation or investigation, or in cleanup planning.
  - Reuse Planning
  - Knowledge Acquisition and Transmission

## (2) Compliance with Grant Requirements

Quarterly reports and other required forms were submitted throughout the project, all sites were entered into ACRES, and final closeout report was submitted on July 31, 2020. (The report was several months late due to the COVID 19 pandemic.)

The major change to the project's budget was that the Phase II Environmental Site Assessments, budgeted at \$150,000, did not take place, as they were not indicated by the findings of the Phase I Environmental Site Assessments. In all, the City spent and was reimbursed \$42,120.40 for its work on this project. The complete final report for this project is included in the attachments.

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101 W. GARRETT STREET, BALTIMORE, MD 21225**

Threshold Criteria Responses

1. A statement of applicant eligibility if a city, county, state, or Tribe

The City of Baltimore currently owns the site. As a General Purpose Unit of Local Government, the City of Baltimore is eligible to apply for a multipurpose grant.

2. Documentation of applicant eligibility if other than a city, county, state, or Tribe; e.g., resolutions, statutes, Intertribal Consortium documentation, or documentation of 501(c)(3) tax-exempt status or qualified community development entity.

N/A

3. A statement of the applicant's 501(c)(4) tax-exempt status and, if applicable, legal opinion regarding lobbying activities.

N/A.

4. Description of community involvement.

Baltimore City seeks to develop a project that serves the community's needs for the benefit of their health, well-being, and safety. Efforts would start with engaging local stakeholders including residents, businesses, churches, and organizations within the community. Information about the proposed project including site conditions and limitations would be communicated to all stakeholders and ample opportunities would be provided for stakeholder input to be included in concept level design and project development of the brownfield property.

Baltimore City will provide continued outreach and communication of the project status to the community and stakeholders so there is transparent and frequent exchange of information. The brownfield property is inhabited by a community of unhoused people in a very unsafe and unhealthy environment. Research into existing and available supportive programs and services in the area will be performed, so that a plan can be developed for the safe and equitable transition of the unhoused community from the currently unsafe conditions to safer conditions. Representatives from Baltimore City and qualified professionals from area non-profits and hospitals would assist in this task. Extensive outreach to both the unhoused community and the surrounding residential community will be performed to ensure safety and equity for everyone.

In addition to community outreach during the preliminary phases of the project, community input will be solicited for end-use planning for the site. At this time, based on existing studies, it is believed that conventional building construction at this property is cost prohibitive; therefore, open community-use spaces such as farmer's markets, flea markets, and community services spaces are under preliminary consideration. However,

any viable site development opportunity, including conventional building construction, would remain an option.

Baltimore City will work with community groups such as Action Baybrook, local non-profit support groups such as City of Refuge, and other community organizations to further understand the demographics of the community, reach members most affected by the property, and understand the burden the property brings to the community. This engagement will also include faith-based organizations, decision makers, local business owners, and local and state officials. A community centered approach that focuses on meaningful public involvement with the surrounding disadvantaged neighborhoods is required for successful project implementation.

Stakeholder input will be solicited in a variety of forums: on-site community meetings, charettes, on-line surveys, and other methods that may prove effective once the process starts. MES will ensure that stakeholders are notified well in advance so that maximum participation occurs. This will be an iterative process where stakeholder input and MES feedback are continually refined to come up with the final plan for environmental remediation.

5. Description of the target area where Multipurpose Grant funding will be used.

101 West Garrett Street, Baltimore, MD 21225, is a 9.5-acre undeveloped property in the Brooklyn community (21225) of Baltimore City, in Census Tract 24510250401. The site is an industrial/commercial area of south Baltimore City, Maryland, in the Brooklyn area. The property is bounded by the Harbor Tunnel Thruway (I-895) to the west, an unnamed stream to the north, Garrett Street to the east, and Riverside Road to the south.

6. An affirmative statement that the applicant owns a site(s) that meets the definition of a brownfield site.

The CERCLA § 101(39) definition of a brownfield site is “real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.” The site is a brownfield due to the Recognized Environmental Conditions (REC) being reported in a Phase I Environmental Site Assessment Report, prepared by EA Engineering, Science, and Technology, Inc., in 2019. The site is not listed (or proposed for listing) on the National Priorities List; not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and not subject to the jurisdiction, custody, or control of the U.S. government.

7. Indicate the page(s) on which you discuss your plan to use funding for assessment and remediation activities, and to develop an overall plan for revitalization of the target area that includes a feasible reuse strategy for at least one priority site. Alternatively, state if an overall plan of the target area that includes a feasible reuse strategy for at least one priority site already exists.



Pages 2 to 4 of the Narrative (Section 1.b.) discuss the revitalization plan for the site.

8. Documentation of the available balance on each open Multipurpose Grant and Assessment Grant; or an affirmative statement that the applicant does not have an open Multipurpose Grant or Assessment Grant.

The Baltimore City Department of Planning received a \$200,000 Hazardous Substances Brownfields Assessment Grant in 2016 (Cooperative Agreement Number: BF9634221-Hazardous Substances). The Grant ran from January 1, 2016-December 31, 2019, and is now closed. The final report was submitted to the EPA on July 31, 2020. The City does not have any open Multipurpose Grants or Assessment Grants. (Copy of the final report submitted to the EPA is attached.)

9. Discussion on contractors and named subrecipients; or an affirmative statement that a contractor has not been procured and a subrecipient has not been named

Maryland Environmental Service (MES) is an identified subrecipient for the grant. MES is a not-for-profit business unit of the state of Maryland, with over 50 years of multi-disciplinary environmental compliance services to enhance and protect the environment through innovative solutions to the region's most complex environmental challenges. If awarded the grant funding, Baltimore City and MES would enter a memorandum of understanding (MOU) to fulfill the scope of work.