



R03-24-A-007

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Greenville, Pennsylvania 16125

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www.greenvilleborough.com

info@greenvilleborough.com

IV. D. Narrative Information Sheet

1. Applicant Identification:

Town of Greenville, Mercer County, Pennsylvania
125 Main Street
Greenville, PA 16125

2. Funding Requested:

a. Assessment Grant Type: Community-Wide Assessment Grant

b. Federal Funds Requested:

- i. Total Funding Requested: \$500,000
- ii. Not requesting Site-specific assessment grant waiver

3. Location

- a. Town of Greenville, Mercer County, Pennsylvania
- b. Hempfield Township, Mercer County, Pennsylvania
- c. Pymatuning Township, Mercer County, Pennsylvania
- d. Delaware Township, Mercer County, PA

4. Target Area and Priority Site Information

a. Trinity North Plant Target Area

Census Tract 42085032100 and Census Tract 42085032200

i. Priority Sites and Addresses

- Trinity North Plant Site
- ShaCo Site, 53 Canal Street, Greenville, PA
- R. W. Sidley Site, 145 Clinton St, Greenville, PA

b. Downtown Main Street Target Area

Census Tract 42085032100

i. Priority Sites and Addresses

- 132 Main Street, Greenville, PA
- 160 Main Street, Greenville, PA
- 169 Main Street, Greenville, PA
- 194 Main Street, Greenville, PA
- 204 Main Street, Greenville, PA

- 210 Main Street, Greenville, PA
- 211 Main Street, Greenville, PA
- 213 Main Street, Greenville, PA
- 41 Shenango Street, Greenville, PA

c. Shenango Riverfront Target Area,
 Census Tract 42085031900, Census Tract 42085032000, and
 Census Tract 42085032100

i. Priority Sites and Addresses

- Adams Hotel, 106 Main Street, Greenville, PA
- Former Filling Station, 113 Main Street, Greenville, PA
- Ohl Street Bridge, Ohl Street on the Shenango River, Greenville, PA
- Canadian National Roundhouse, 86 Ohl Street, Greenville, PA
- Greenville Reynolds Industrial Park, 301 Arlington Drive, Greenville, PA
- Trail R.O.W., Former railroad R.O.W. along the western bank of the Shenango River from Main Street in Greenville north to State Route 4006

5. Contacts:

a. Project Director:

Name: Jasson Urey, Town Manager
 Phone Number: 724-588-4193 x 407
 Email Address: jurey@greenvilleborough.com
 Mailing Address: 125 Main Street
 Greenville, PA 16125

b. Chief Executive/Highest Ranking Elected Official:

Name: Paul Hamill, Mayor
 Phone Number: 724-588-4333
 Email Address: paulhamill@localnet.com
 Mailing Address: 125 Main Street
 Greenville, PA 16125

6. Population:

a. Town of Greenville	5,540 (2020 Decennial U.S. Census)
b. Hempfield Township	3,735 (2020 Decennial U.S. Census)
c. Pymatuning Township	3,118 (2020 Decennial U. S. Census)
d. Delaware Township	<u>2,084</u> (2020 Decennial U.S. Census)
TOTAL	14,477

7. Other Factors

Factor	Page #
Community Population is 10,000 or less.	
The applicant is, or will assist, a federally recognized Indian tribe or U.S 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).	1,2,5
The priority site(s) is in a federally designated flood plain.	1
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	3,4
The reuse of the priority site(s) will incorporate energy efficiency measures.	3,4
The reuse strategy or project reuse of the priority site(s) considers climate adaptation and/or mitigation measures	3,4
At least 30% or more of the overall budget will be spent on eligible reuse/area-wide planning activities, as described in Section I.A., for priority site(s) within the target area.	8,9
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2012 or later) or is closing.	

8. Letter from the State or Tribal Environmental Authority:

- a. A letter from the Pennsylvania Department of Environmental Protection is attached.

9. Releasing Copies of Applications

- a. Not Applicable



October 31, 2023

Mr. Jasson Urey, Town Manager
Town of Greenville
125 Main Street
Greenville, PA 16125

RE: U.S. EPA Brownfields Grant Proposal | State Letter of Acknowledgement
Community-Wide Assessment Grant
Greenville, Pennsylvania (Mercer County)

Dear Mr. Urey:

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 Town of Greenville'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 and develop appropriate remediation strategies and develop brownfield site and area-wide reuse plans in the Town of Greenville and the Townships of Delaware, Hempfield and Pymatuning in Mercer County.

The town'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 Greenville 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

The Narrative – Town of Greenville Brownfields Program

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 targeted brownfields area in Mercer County, PA includes a geographic area of approximately 69 square miles encompassing the Town of Greenville and the adjacent Townships of Delaware, Hempfield, and Pymatuning. The area has an established environmental legacy attributable to past and current industrialization, commercial activity, mining, and agriculture. The Greenville region's economic vitality was undermined by industrial closures that occurred on a massive scale over a rapid timeframe. The most significant and impactful closures occurred when Trinity Industries permanently closed two major industrial manufacturing sites comprising nearly 90 acres in the center of the Greenville community in the year 2000. Prior to the closures, Trinity was the largest employer in Mercer County. These challenges led Greenville to establish its brownfields program in 2016. With previous EPA grant assistance, Greenville conducted extensive assessments and area-wide reuse planning. *The Greenville Area Brownfields Area-Wide Redevelopment Plan* that was funded by the U.S. EPA will serve as the guiding document for the prioritization of environmental assessment and economic development activities in the community. Through the EPA planning process, accompanying market study, steering committee discussions and site assessments, three target areas were identified. They include the Trinity North Plant Target Area, the Greenville Downtown Main Street Target Area, and the Shenango Riverfront Target Area. The Trinity North Target Area is centered on and includes the 34-acre Trinity North Plant site and several smaller brownfields in the mixed residential/commercial/industrial area west of the site between it and the Shenango River. The Downtown Main Street Target Area focuses on the Main Street corridor from Mercer Street in the east to the Shenango River and its environs to the west. Dilapidated buildings on Main Street in Greenville's core downtown are regarded as brownfields containing hazardous building materials such as asbestos, lead paint, and PCB chemicals that were commonly used in the past. The Shenango River Target Area encompasses an area along the Shenango River and its tributary the Little Shenango River from Porter Road to the north in Hempfield Township to the Greenville-Reynolds Industrial Park to the South in Pymatuning Township. Much of this target area and its sites are located within the federally designated flood plain of the Shenango River. This Target Area includes active and abandoned rail lines, a semi-active rail yard, the former Trinity Industries South Plant Site, and the Greenville-Reynolds Industrial Park, which was developed on the site of the former Camp Shenango, (later Camp Reynolds) a former military base for WWII and the Cold War era.

1.a. ii. Description of the Priority Brownfield Sites – The Trinity North Plant Target Area is so named as it is centered around the 34-acre Trinity North Plant site, which is a priority for reuse. Other priority brownfields include the 1.21-acre former R.W. Sidley Concrete site and the 1.76-acre ShaCo fabrication site. The Trinity North Plant site is the highest priority site as it represents the largest site with a range of possible reuse options. The neighborhoods adjacent to the site also face the most acute environmental justice challenges. Greenville has worked closely with Trinity Industries and the PA DEP to obtain a release of liability for this site. The prior EPA Assessment grant was used to support the development of a Non-Used Aquifer designation for the area that allowed for the completion of the voluntary cleanup at the site. The Area-Wide reuse planning process conducted under the previous grant established a range of potential reuses including municipal, recreational, and mixed-use commercial. These uses will be fully assessed

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to develop a detailed, market-feasible site-specific reuse plan for this important brownfield site. The historical use of the R. W. Sidley site as a coal and supply company then a concrete batch plant resulted in multiple RECs identified at the site including the presence of USTs and ASTs, and suspected ACM. Under this requested grant, work at the site will continue with a Phase II ESA and site-specific reuse planning along with the development of an acquisition plan. This site's proximity to the Trinity North site makes it critical to Greenville's economic revitalization plan. With prior EPA assistance, Phase I and Phase II assessments were conducted at the former ShaCo site. The site was also identified in the Areawide Planning effort as a property critical to the downtown Greenville revitalization effort given its proximity to Main Street and the Shenango River Target Area. Using information generated under the prior grant, the site will be entered into PA's Voluntary Cleanup program and the requested grant will provide for additional site-specific reuse planning. Greenville has recently experienced catastrophic structural failures of several of the commercial/retail buildings on Main Street. In addition to the clear public safety issues, these collapses resulted in the potential release of hazardous materials (asbestos, lead paint, PCBs) into the environment. Under the previous grant, Greenville initiated a program to perform assessments of downtown commercial buildings to identify environmental and structural issues, and nine properties have been prioritized for assessment under this proposed grant. These sites are listed on the Narrative Information Sheet for reference. The Shenango River Target Area has been prioritized as Downtown Greenville's proximity to the Shenango River is considered an asset that could be leveraged to make Greenville stand out as a waterfront community. The Shenango Riverfront hosts an extensive trail system and areas of recreational riverfront access, however river access within the immediate downtown area and other environs is limited by several prominent priority brownfields. These sites include the Adams Hotel and a former petroleum filling station on Main Street, the Trinity South Plant site, the closed and historic Ohl Street Bridge over the Shenango River, a Waste Management transfer station, the Canadian National railyard and roundhouse site, and the Greenville-Reynolds Industrial Park site in Pymatuning. The requested grant will be used to continue to work with property owners along the riverfront to evaluate environmental conditions and to develop reuse options that improve access and generate additional recreational and economic development opportunities.

1.a. iii. Identifying Additional Sites - As and if funding becomes available for sites not currently prioritized, sites that are located within the disadvantaged environmental justice areas will be given highest priority. Site selection will be further refined by criteria including publicly owned sites, properties in tax arrears, riverfront and downtown sites, sites with active development interest, and sites advancing the goals and strategies of *The Greenville Area Brownfields Area-Wide Redevelopment Plan*. Other considerations will include whether assessment and reuse of a site will address immediate risks to public health and safety, protect environmental resources (such as water quality, critical habitats, etc.), help to remove blight, or will create or enhance open space, recreation land, or community green space.

1.b. Revitalization of the Target Areas

1.b.i. Reuse Strategy and Alignment with Revitalization Plans – The Greenville Area Brownfields Redevelopment Plan, was developed under a previous U.S. EPA Brownfields Assessment Grant and outlines brownfield reuse strategies and prioritization of assessment work. The plan was formally adopted in November of 2022. The basis of the analysis and reuse recommendations started with the involvement of key stakeholders, property owners, and the public who were included throughout the planning process. A steering committee was

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assembled to provide input on the reuse planning process alongside brownfields assessment efforts. This plan serves as the guide for investment of U.S. EPA grant funds. Plan objectives include the promotion of economic strategies that increase diversity, promote owner-occupancy and reinvestment in properties surrounding the Trinity North Site, encourage pedestrian-friendly infrastructure, foster positive perceptions, invest, and promote blue/green infrastructure, meet PA DEP TMDL regulations, enhance Shenango riverfront brownfield properties and community connections to it, and attract people to downtown to live, work, and entertain themselves.

1.b. ii. Outcomes and Benefits of Reuse Strategy – The reuse strategy identifies the vacant 35-acre Trinity North site as the most significant asset for redevelopment of the Greenville community. The reuse of this site is an important opportunity as well as an essential element of community and economic growth. The Town of Greenville is positioned to become the owner and initial developer of this key site through protracted negotiations with the owner. Its redevelopment and productive reuse will incentivize high quality reuse of adjacent unused brownfield properties and new investment in the neighboring residential areas. This will lead to new employment opportunities, new revenue for municipal improvements and education, and an improved quality of life for residents who are impacted by environmental justice concerns attributable to brownfield adjacencies. Redevelopment of the Sidley and ShaCo sites will offer walkable employment opportunities for downtown residents thus reducing the need for motorized transportation and reducing emissions. Redevelopment of the riverfront sites improves resiliency by improving the river's ecosystem. Redevelopment of the Trinity site and connectivity infrastructure will provide a walkable connection for the Thiel students to both the downtown and the recreation amenities thus creating positive economic impacts without incurring negative climate change impacts. Final plans for site reuse will consider green infrastructure for emission reduction and incorporate energy efficient practices including solar, wind and other innovative technologies. This will not only create healthier environments and strengthen community resilience, but also attract green investment incentivized by improved economic, social, and environmental conditions.

1.c. Strategy for Leveraging Resources

1.c.i. Resources Needed for Site Reuse – Greenville emerged from Pennsylvania's Act 47 distressed status in 2023, and the financial recovery plan has provided a financial roadmap for the development of resources to address economic and social disadvantages in the community. Greenville has been aggressive in maximizing this benefit in seeking funding for site preparation and redevelopment. In addition, the U.S. EPA grant funding will develop site specific-reuse plans which will facilitate the development of thoughtful, strategic, and informed development of resources to address site needs. The Commonwealth offers a range of grant resources, some specific to brownfields, and other programs that incentivize development or redevelopment of all sites including brownfields. Pennsylvania's *Industrial Sites Reuse Program (ISRP)* offers significant grant dollars for assessment and remediation of former industrial sites. The ISRP provides 75% of the eligible costs for projects, and Greenville will use the U.S. EPA funds as the required 25% match under that program. This approach will extend the benefits of the U.S. EPA funds to the community. The Commonwealth also offers the *Business in Our Sites* program. This program provides up to \$4,000,000 to prepare a site for development. Eligible sites must be previously utilized property or undeveloped property that is planned and zoned for development. There is currently a \$3,000,000 project authorization in Pennsylvania's Capital Budget for "*Acquisition, rehabilitation, construction and other related costs for redevelopment of the Greenville Trinity Industries property.*" The authorization is prerequisite for eligibility under *Pennsylvania's Redevelopment Assistance Capital Program (RACP)*. This program will be a key opportunity as Greenville will own the Trinity North site.

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1.c.ii Use of Existing Infrastructure - The priority brownfield sites are largely located in the core of the commercial and residential areas of the community. Existing roads and infrastructure currently terminate at the border of the Trinity North site. It is expected that the infrastructure evaluation to be conducted under the site-specific reuse planning proposed herein will find little reusable infrastructure on the site itself. However, the re-integration of this site back into the community will require new infrastructure connections to the extensive existing community network of infrastructure. Greenville also will enact site-specific land use regulations that will encourage a mix of uses and reward the use of renewable energy, green buildings will incorporate sustainable development practices and climate adaptation/mitigation measures. Two other priority sites, Sidley and ShaCo, are fully supported by existing infrastructure including utilities and transportation infrastructure.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a. Community Need

2.a.i The Community’s Need for Funding - The limited access Greenville has to other resources to carry out environmental assessments is a result of inadequate resources resulting from lower income tax collections and declining real estate tax revenues attributable to depressed property values. 2020 U.S. Census data shows that from 2000 and 2020 the Greenville population has declined by 13%. As of the 2020 Census, 14.7% of residents have an income below the poverty line, as compared to the Pennsylvania rate of 12.1% and the National rate of 11.6%. The median household income in Greenville at \$45,159 is substantially lower than that of Pennsylvania at \$63,627 and the nation at \$64,994. According to Mercer County data, over the period from 2012 to 2019, the total assessed valuation of real estate in the Greenville area dropped by over 5%. Nearly 60% of the housing in the area was built prior to 1939, and much of that stock is vacant and/or substandard in condition and has asbestos and/or lead paint issues. The median value of owner-occupied housing in Greenville is only \$64,994 compared to Pennsylvania at \$167,700 and the Nation at \$229,800 which limits Greenville’s resources derived from property tax.

2.a. ii. Threats to Sensitive Populations – Brownfield sites represent existential threats to the most vulnerable members of the community as low-income, elderly, and minority groups live near these areas in Greenville and lack resources and capacity to respond to the challenges inherent in Brownfields adjacencies. Data derived from the Climate and Economic Justice Screening Tool (CEJST) confirms that Census Tract 42085032100 is disadvantaged under the Justice 40 initiative. This tract is considered disadvantaged because it meets the burden and socioeconomic thresholds for inequitable characteristics. As evidenced in the table below, the CEJST tract scores indicators above the 90th percentile in the threshold categories of Health Burdens, Housing, and Workforce Development, and 12% of the residents ages 25 year do not have a high school diploma, which exceeds the required 10% threshold for this indicator. According to the CEJST.

Threshold	Indicator	CT 42085032100 Percentile
Energy	Energy Cost	83rd
Health Burdens	Asthma	94
	Lead Paint	90
Housing	Lack of Indoor Plumbing	94
	Poverty	91
Workforce Dev.	Higher Education Non-Enrollment	12%

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(1) Health or Welfare of Sensitive Populations - The University of Pittsburgh Medical Center (UPMC) operates from the UPMC Horizon campus in Greenville delivering medical and surgical treatment to the targeted brownfield areas. The 2019 UPMC Horizon Community Health Needs Assessment of the Greenville area. The assessment found that there are medically underserved areas in the target area, and that neighborhoods in the targeted brownfields assessment area exhibit characteristics considered more likely to experience health disparities. The characteristics identified by UPMC in the targeted area that contribute to these disparities include low median household income, a high percentage of families living in poverty, a high percentage of elderly residents, and higher levels of unemployment.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions - According to the 2022 UPMC Health Needs Assessment, the target areas in Greenville disproportionately lack access to primary care health services and are defined by a combination of factors including a high percentage of individuals living below the poverty level, a high percentage of individuals over age 65, and high infant mortality. In the target areas 42 percent of adults who earn less than \$25,000 are obese, compared to 31 percent of adults who earn an income of \$50,000 or more. 23 percent of adults (35 years+) who earn less than \$25,000 have ever been told they had a heart attack, heart disease, or stroke, compared to 8 percent of adults who earn an income of \$50,000 or more. Two-thirds of deaths in the area are due to chronic diseases such as cancer, heart disease/ stroke, and diabetes. The incidence of these diseases is very high compared to overall Pennsylvania rates, and the U.S. Department of Health and Human Services' Healthy People 2020 benchmarks. Breast cancer incidence is higher in Mercer County (140.7 per 100,000) compared to Pennsylvania (127.0 per 100,000). At 12%, the percentage of individuals living with diabetes is higher in Mercer County than Pennsylvania at 10%, and the national percentage of 8.7%. The prevalence of cancer in Greenville and Mercer County is 496 per 100,000 people. This statistic is higher than the national prevalence at 436/100,000 and the Pennsylvania prevalence at 481/100,000. The prevalence of heart disease among Medicare beneficiaries in the Greenville area is 34%, which exceeds the national prevalence of 27%, and that of Pennsylvania at 28%.

(3) Environmental Justice –

(a) Identification of Environmental Justice Issues

Tools such as CEJST and EJ Screen are very useful to help identify the presence of broad categories of environmental justice issues as described in Section 2.a.ii in the Greenville area, however, the identification of area-specific EJ issues necessitates a concerted local initiative to develop effective strategies to address the inequities. The effects of environmental injustices are manifested in disproportionate health and economic impacts, conditions of housing, and high unemployment and poverty. Greenville will assess housing conditions, infrastructure deficiencies, and public health issues, poverty, and unemployment specific to the target areas to understand the specific nature of environmental justice issue at the target area level to maximize the use of EPA resources to address these environmental justice challenges. All nine of the priority sites located in the Downtown Main Street Target Area are within the disadvantaged Census Tract, as are the Sidley and ShaCo priority sites in the Trinity North Target Area. The northern portion of the Trinity North priority site itself is also located within the disadvantaged Tract. Also, the three priority sites in the Shenango River Target Area along the Shenango River, the Adams Hotel site, the petroleum site at 113 Main Street, and the Ohl Street Bridge site are also located in the disadvantaged Tract.

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(b) Advancing Environmental Justice - Through implementation of past EPA grants, the key to addressing environmental justice in the Greenville community is by gathering information and feedback from those most directly impacted by injustices and incorporating it in program decisions. Greenville and its partners will ensure that all assessment and reuse planning outcomes reflect quality community participation, which will be sustained throughout the term of the grant. Ongoing community feedback gathered through direct interactions in the community will inform assessment and reuse decision making and ensure that the intended outcomes accurately reflect local needs and reverse past environmental injustices. By involving and informing the community before decisions are made, rather than simply reporting programmatic direction that has already been determined, their desires and concerns will be respected, acknowledged, and incorporated. Their place in the community will be respected by informed decision-making which will help to ensure that they will not be arbitrarily displaced by insensitive and harmful brownfield redevelopment.

2.b. Community Engagement

2.b.i., ii Project Involvement and Roles- Local organizations, entities and groups that serve on the established Steering Committee will be involved in the program are summarized below:

Name	Point of Contact	Specific Role in the Project
Borough of Greenville	Jasson Urey, Town Manager jurey@greenvilleborough.com 724-588-4193 ext. 407	Lead program agent, program direction, program reporting, fiscal accounting, contractor procurement and selection, program mgmt..
Hempfield Township	Gary E. Hittle, Chairman hempfielktownshipmc@gmail.com 724-588-5032	Will assist in program implementation, site prioritization and selection, reuse planning.
Pymatuning Township	Cheri M. Digregorio, Secretary pymtwp@pymtele.net 724-646-1134	Assist with site identification and selection and reuse planning, public communications
Greenville Area Economic Development Corporation	Ellen K. Pardee, Director epardee@gaedc.org 724.646.1144 ext. 107	Will assist in program implementation, site prioritization and selection, reuse planning, contractor selection
Delaware Township	Janice M. Boyd, Secretary delawtp@gmail.com 724-588-2040	Assist with site identification and selection, assist in site access, assist in reuse planning, public communications
Penn Northwest Development Corporation	Rod Wilt, President rwilt@penn-northwest.com 724-662-3705	Identification and marketing of sites to potential developers. Resource development.
Greenville Reynolds Development Corporation	Bradley R. Gosser bgosser@greenvillereynolds.com 724-646-1144	Prioritization & marketing of sites, expertise in site and area development, owner/developer of brownfield properties
Greenville Area Chamber of Commerce	Benjamin Beck, Executive Director GACC@GreenvilleChamber-PA.com 724-588-7150	Implementation, coordination with the local business community, community involvement
Thiel College	Susan Traverso, PhD, President thepresident@thiel.edu 724-589-2100	Assist development of data, employing Environmental Science Dept. students.
Mercer County Regional Planning Commission	Daniel Gracenin, Exec. Director dgracenin@mcrpc.com 724-981-2412	Regional Coordination, Planning guidance, Area trends and development opportunities
PA Department of Environmental Protection	Erin Wells, Regional Director eriwells@pa.gov 814-332-6945	Technical expertise and advice, Land Recycling Program

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2.b.iii. Incorporating Community Input - An ongoing outreach program will continue, and include annual public status meetings, topic-specific public workshops during planning activities, updates on Greenville’s website will continue to be provided to the public. All public meetings will be held at convenient locations and times and topic or site-specific meetings will be held at locations relevant to the topic or site. Meetings can be accessed online for enhanced accessibility. The use of public online surveys may be employed to gather feedback on specific topics as well as warranted. The input derived through these sources and forums will refine and enhance the program and its effectiveness. Program information and updates are published on the municipal website: www.greenvilleborough.com

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3.a. Description of Tasks/Activities and Outputs

Task 1: Phase I Environmental Site Assessments
i. Project Implementation <ul style="list-style-type: none"> ▪ Phase I sites will be derived from the site inventory and any additional sites added during the vetting process. ▪ Discussions will take place regarding individual sites with a priority based on developer interest, key location, and market interest. Essentially the most developable sites will get priority for assessment work.
ii. Anticipated Project Schedule: Site prioritization and selection will begin immediately in the first quarter of the cooperative agreement in October 2024 and continue throughout the four-year period through September 30, 2028.
iii. Task Lead(s): The assessments lead will be the selected environmental consultant with input from Greenville. Community partners and the existing steering committee will be solicited for site input.
iv. Outputs: It is anticipated that there will be a total of 15 Phase I ESAs conducted.
Task 2: 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 ESA investigation. ▪ It is anticipated that all Phase II ESA sites, will be entered into Pennsylvania’s Land Recycling Program to receive liability protection.
iii. Anticipated Project Schedule: 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): The selected environmental consultant(s).
v. Outputs: SAPs will be developed for Phase II ESA sites. It anticipated that a minimum of 4 Phase II ESAs will be conducted. Cleanup plans will be developed for all sites and entered in PA Act 2 as applicable.
Task 3: Site 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. Adding Additional Sites: Sites will be selected for site specific reuse plans first where there is development interest, and secondly where a site is determined to be strategically important for the implementation of the Greenville Area Brownfields Redevelopment Plan.
iii. Anticipated Project Schedule

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<ul style="list-style-type: none"> ▪ The reuse planning process will begin once a planning consultant is selected. Work will be ongoing with an anticipated project schedule from start to finish of 24 months.
iv. Task Lead(s): Contractors and subcontractors with oversight and direction from the Town of Greenville.
v. Outputs – The process will involve community involvement with the output being site-specific reuse plans for the priority sites, and a comprehensive revitalization plan for the priority sites and their environs including neighboring sites and the impacted community.
Task 4: Community/Stakeholder Outreach and Involvement
i. Project Implementation <ul style="list-style-type: none"> ▪ Schedule and conduct monthly meetings with Greenville officials. ▪ Schedule and conduct quarterly meetings of community partners and other stakeholders. ▪ Hold annual public meetings to discuss yearly progress.
ii. Anticipated Project Schedule: Throughout the Cooperative Agreement period.
iii. Task Lead(s): Greenville and Environmental consultant will incorporate the majority of community outreach and involvement in the planning task
iv. Outputs: Quarterly with community partners, monthly and ad hoc meetings with Town officials, annual community-wide public meetings. Attendance at Council meetings at key milestones and as necessary.
Task 5: U. S. EPA Program Management and Reporting
i. Project Implementation <ul style="list-style-type: none"> ▪ Develop and submit quarterly reports, annual financial reports and MBE/WBE reports ▪ Enter approved sites into ACRES and update progress as necessary. ▪ Compare progress to goals and adjust as necessary. ▪ Submit AAI checklist with Phase I ESA reports.
ii. Anticipated Project Schedule: Beginning October 2024 and throughout the 4-year Cooperative agreement and through final required project closeout documentation and reporting
iii. Task Lead(s): Greenville as project lead, with environmental consulting firm.
iv. 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.

3.b. Cost Estimates

The following section details the basis of estimated costs for five proposed tasks and presents the proposed \$500,000 budget in tabular form. The proposed budget of \$275,000 for Phase I and Phase II Environmental Site Assessments represents approximately 55% of the overall budget. The proposed budget of \$177,000 for reuse planning represents approximately 35.4% of the overall project budget.

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Basis of Cost Estimates

Task 1, Phase I Environmental Site Assessments

- Contractual Costs: 15 Phase I ESAs at an average cost of \$5,000/ea. = \$75,000

Task 2, Phase II Environmental Site Assessments

- Contractual Costs: 4 Phase II ESAs at an average cost of \$50,000/ea. = 200,000

Task 3, Site Reuse Planning – Budgeted at \$177,000 or 35.4% of the overall budget

- Personnel Costs: 200 hours at an average cost of \$35/hr. = \$7,000
- Contractual Costs \$170,000 -
- (4 Reuse Plans at an average cost of \$42,500 each)

Task 4, Outreach, and Involvement

- Personnel Costs: 60 hours at an average cost of \$35/hr. = \$2,100
- Contractual Costs: 30 hours at an average cost of \$100/hr. = \$3,000

Task 5, Program Management

- Personnel Costs: 60 hours at an average cost of \$35/hr. = \$2,100
- Travel Costs budgeted at \$2,800
- Contractual Costs: 380 hours at an average cost of \$100/hr. = \$38,000

Budget Category	Project Tasks – Proposed \$500,000 Budget					
	Task 1	Task 2	Task 3	Task 3	Task 5	TOTAL
	Phase I Environmental Assessments	Phase II Environmental Assessments	Site Reuse Planning	Outreach and Involvement	Program Mgmt.	
Personnel			6,000	1,500	1,500	9,000
Fringes			1,000	600	600	2,200
Travel					2,800	2,800
Contractual	75,000	200,000	170,000	3,000	38,000	486,000
Other						
Direct Costs	75,000	200,000	177,000	5,100	42,900	500,000
Indirect Cost						
TOTALS	75,000	200,000	177,000	5,100	42,900	500,000

3.c. Measuring Environmental Results - Progress towards achieving the outcomes and outputs described in this narrative will be tracked and reported to U.S. EPA as part of the required quarterly and annual progress reports. Greenville will use defined, quantitative project environmental outputs and outcomes as measures of environmental and programmatic results. Progress of environmental findings, status, and results of assessed sites will be tracked and reported to the U.S. EPA via the ACRES online database. Quarterly reports will include a list of goals accomplished and expected goals for the next quarterly reporting period.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4.a. Programmatic Capability

4. a.i., ii, iii. Organizational Capacity/Structure/Key Staff - The assessment grant will be managed directly by the Town of Greenville. Greenville is a Home Rule Community under Pennsylvania Law with an elected Council form of government whereunder the mayor is also a voting member. Greenville has the proven capability to effectively administer the U.S. EPA funding as evidenced by its performance under two previous EPA Cooperative Agreements. Mr. Jasson Urey is the appointed professional Town Manager, and he will again be the principal point of contact with the U.S. EPA. As Town Manager Mr. Urey is the chief executive officer of the town and administrative head of town government and is responsible to the council for the general direction, supervision, management and administration of all town affairs and the enforcement of all laws and ordinances. Mr. Urey has capably administered the two previous U.S. EPA grants as evidenced by past performance and documented accomplishments detailed below in Section 4.b.i (1).

The Narrative – Town of Greenville Brownfields Program

4.a.iv Acquiring Additional Resources - The Town of Greenville is very familiar with the competitive procurement of professional services. Greenville will issue a Request for Qualifications/Proposals to acquire professional consulting subcontractor services to comply with U.S. EPA environmental assessment, reuse planning, community outreach and program management requirements. Having previously received and managed a U.S. EPA Brownfields Grant, the Town of Greenville has established a process and criteria for acquiring those services in a manner that meets both U.S. EPA and Town of Greenville requirements.

4.b. Past Performance and Accomplishments

4.b.i. Currently Has or Previously Received an EPA Brownfields Grant – The Town of Greenville has received two previous U. S. EPA Brownfields Assessment Grants including a \$300,000 Community-Wide Assessment Grant in FY 2017, and a \$600,000 Coalition Assessment Grant in FY 2020. The 2017 grant was closed out successfully in 2021, and the 2020 grant ended September 30, 2023. The Final Report for the 2020 grant will be submitted before December 31, 2023.

4.b.i.(1) Accomplishments - The two previous U.S. EPA Assessment Grants have facilitated the establishment of an effective and ongoing brownfields assessment and reuse planning program. Effective stakeholder outreach has provided an active forum for input and feedback. Among other impacts, investment of EPA brownfield funds has resulted in the active redevelopment of a former school into much needed senior housing; establishment a non-used aquifer designation that allowed for completion of the voluntary cleanup of the highest priority site in Greenville which finally makes the site available for redevelopment after decades of sitting vacant; and leveraged a \$200,000 grant from the PA Department of Community and Economic Development for blight mitigation that jumpstarted Greenville’s effort to remove dangerous buildings on Main Street. A Downtown Greenville Environmental and Structural Assessment Program was initiated, and seven sites were prioritized for Phase I ESA’s and hazardous materials (ACM, LBP, Radon) surveys. Throughout the utilization of Greenville’s EPA Brownfield grants, Environmental Assessments have reviewed or characterized approximately fifty acres of brownfield properties in the Greenville area. Thus far, Phase I environmental site assessments have been completed on sixteen sites. Five Phase II ESAs have been completed on five brownfields sites. An archaeological survey and assessment have been conducted on a Main Street brownfield, the former St. Michaels school, which will facilitate the transformation of the site into senior housing. The U.S. EPA funding provided a Phase I ESA and archaeological survey necessary for reuse funding from the Pennsylvania Housing Finance Agency. Finally, a major focus on the use of these funds has been site specific and area-wide reuse planning. As previously discussed, a “*Greenville Area Brownfields Redevelopment Plan*” was completed under a previous EPA grant and formally approved in November of 2022.

4.b.i.(2) Compliance with Grant Requirements - The FY 2017 EPA Brownfield grant started October 2017 and was completed September 30, 2021. The FY 2020 Assessment Grant was initiated in October of 2020 and was completed September 30, 2023. A Final Report and all required forms for program closeout will be submitted to the US EPA before December 31, 2023. All previous U.S. EPA funded work conducted has been in full compliance with the Cooperative Agreement work plans. All Quarterly Reports and required Annual Financial reports have been submitted and accepted by the U.S. EPA on a timely basis. All required MBE/WBE Utilization reporting is up to date and WBE contractors account for a substantial percentage of work completed to date. All activities have been accurately and completely updated and reported in ACRES at the time of the submission of this grant application, and no funds remained when the grants periods ended.

Threshold Criteria Responses – Greenville, PA Community Wide Brownfields Assessment Coalition Application

1. Statement of Applicant Eligibility

- a. The Town of Greenville, Mercer County, PA is eligible to apply for U.S. EPA Brownfields Assessment funding as a “*General Purpose Unit of Local Government*” in the Commonwealth of Pennsylvania as defined at 2 CFR § 200.1. The Town of Greenville (Greenville) is an incorporated political subdivision in the Commonwealth of Pennsylvania, and is a Home Rule Charter Municipality in accordance with PA Act 62 of 1972 (Pennsylvania’s Home Rule Charter and Optional Plans Laws)
- b. The Town of Greenville as a municipality in the Commonwealth of PA is exempt from Federal taxation, but this exemption is not under 501(c)(4) of the Internal Revenue Code. The Town of Greenville does not lobby the Federal Government.

2. Description of Community Involvement

Outreach and Involvement - To ensure the community residents and stakeholders have meaningful ownership of the project, and their concerns are fully understood, community outreach activities will be performed throughout each phase of the project. Greenville will lead outreach efforts with the assistance of the selected consultant team. Community outreach and education activities will be conducted with a focus on strategic redevelopment of Brownfield properties and equitable and effective utilization of the funds. Greenville will continue to build outreach efforts through an existing Steering Committee that includes representatives from the community, businesses, and local government leaders. The Steering Committee was established under a previous assessment grant, and assists in identifying stakeholders to be engaged, types and locations of public meetings, and avenues for communicating project progress and “next steps”. The outreach program will continue with input from the Steering Committee and will include annual public status meetings, topic-specific public workshops during planning activities, updates on Greenville’s website and updates published in existing municipal newsletters. All public meetings will be held at convenient locations and times and topic or site-specific meetings will be held at locations relevant to the topic or site. The use of public online surveys may be employed to gather feedback on specific topics as well. Ads or articles announcing comment periods and public meetings will be placed in the Record Argus and/or the Sharon Herald, both of which serve the community.

3. Documentation of Available Balance of Assessment Grant

In 2020, Greenville was granted a U.S. EPA Brownfields Coalition Assessment Grant of \$600,000 (Cooperative Agreement # #BF-96379001-0). The Cooperative Agreement expired September 30, 2023. Greenville has met the requirement that 70% of their existing grant be drawn down by October 1, 2023. Attached is a copy of a **Cash Management Report** from the Automated Standard Proposal of Payments (ASAP) showing that as of September 29, 2023, \$10,846.74 remained to be drawn down. These funds were obligated and spent within the contract period and were drawn down in October of 2023. The account was zeroed out.

4. Contractors and Named Subrecipients

Greenville has not procured a contractor or named a subrecipient(s).