

# **Narrative Application Sheet**

## **IV.D.1. Applicant Identification**

Our application for funding via the Environmental Protection Agency's (EPA's) Brownfields program is being submitted on behalf of the Redevelopment Authority of the County of York (RACY). The address that may be used to contact RACY is 144 Roosevelt Avenue, York, PA 17401. RACY is an Authority of the County of York, Pennsylvania that was organized in 1964 by the Board of Commissioners of the County of York. Statutory authority for RACY is derived from Pennsylvania's Urban Redevelopment Law and its primary mission is to remediate blighted properties to return them to productive use. RACY is staffed by employees of the York County Economic Alliance (YCEA), and Silas Chamberlin, YCEA's Chief Strategy Officer, serves as the Executive Director of the Redevelopment Authority of the County of York.

## **IV.D.2. Funding Requested**

**IV.D.2.a. Assessment Grant Type:** RACY is seeking funding via the EPA's Community-wide Assessment Grant Program.

**IV.D.2.b. Federal Funds Requested:** Funding Amount Requested: \$500,000.00

**IV.D.3. Location:** Our grant application will serve the County of York (the County), Pennsylvania including the City of York, the County's 36 Boroughs, and the County's 35 Townships.

## **IV.D.4. Target Area and Priority Site Information**

We are proposing to conduct eligible activities including developing a Brownfield Inventory, conducting phase 1 and phase 2 environmental site assessments, and conducting re-use planning for eligible Brownfield sites across York County. We will target locations across the county and attempt to complete activities within each of the seven York County Planning regions defined by the York County Planning Commission which are defined as Greater York East, Greater York West, Northern York County, Southern Western, Western York County, York City, and South Eastern York County.

Priority Sites to be assessed and covered RACY's Grant application include:

- 301 Kings Mill Road, York City, PA 17401
- 254 W. Princess Street, York City, PA 17401
- Kings Mill Road Former Paper Mill and Dock Area 17.1 Acres
- 101 Arsenal Road, York, PA 17401
- 475 West Philadelphia Street, York, PA 17401 & 145 North Hartley Street, York, PA 17401.
- 100 N. Blettner Avenue, Hanover, PA 17401
- 205-213 Hill Avenue, Glen Rock, PA 17327
- 34-40 Main Street Glen Rock, PA 17327

## **IV.D.5. Contacts**

**IV.D.5.a. Project Director:** The Project Director will be Silas Chamberlin, Chief Strategy Officer, YCEA. Mr. Chamberlin's office phone number is 717-718-7850, his email address is schamberlin@yceapa.org, and his mailing address is 144 Roosevelt Avenue, York, PA 17401.

**IV.D.5.b. Chief Executive/Highest Ranking Elected Official:** Our Chief Executive Office is Kevin Schreiber, President & CEO, York County Economic Alliance, Kevin can be reached at 717-848-4000, or by emailing kevin@yceapa.org.

## **IV.D.6 Population**

York City: 44,845, Spring Garden Township: 13,653, Manchester Township: 19,590, Hanover Borough: 16,548, Penn Township: 17,984, Glen Rock Borough: 2,120

#### **IV.D.7. Other Factors**

<b>Sample Format for Providing Information on the Other Factors</b>	<b>Page #</b>
Community population is 10,000 or less.	N/A
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	N/A
The priority site(s) is impacted by mine-scarred land.	N/A
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.	1 & 2
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	N/A
The reuse of the priority site(s) will incorporate energy efficiency measures.	3
The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments.	3
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).	7
The target area(s) is located within a community which a coal-fired power plant has recently closed (2013 or later) or is closing.	N/A

#### **IV.D.8. Letter from the State or Tribal Environmental Authority**

Please find attached a letter dated November 1, 2023, from The Pennsylvania Department of Environmental Protection acknowledging our intent to apply for FY24 grant funds and conduct assessment activities.



November 1, 2023

Silas Chamberlin, Executive Director  
Redevelopment Authority of the County of York  
144 Roosevelt Avenue  
York, PA 17401

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

Dear Mr. Chamberlin:

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 York's application for a US EPA Brownfields Community-Wide Assessment Grant in the amount of \$500,000 to develop a Countywide inventory of Brownfield sites, and to conduct Phase 1 environmental assessments and redevelopment planning at priority sites within the City of York and Spring Garden Township, York County.

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 York and U.S. EPA Region 3 on this project.

If you have any questions, please contact John Gross by email at [johngross@pa.gov](mailto: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

## **Narrative/Ranking Criteria for Community-Wide Assessment Grants**

### **IV.E.1. Project Area Description and Plans for Revitalization**

#### IV.E.1.a. Target Area and Brownfields

IV.E.1.a.i. Overview of Brownfield Challenges and Description of Target Area: We are applying for a Community-wide Assessment Grant to conduct eligible activities within the County of York, Pennsylvania. As is the case in much of Pennsylvania, York County rapidly developed in the 19th century and was home to a wide range of industrial manufacturing facilities. Many of these facilities closed leaving behind scarred and potentially contaminated sites, which might otherwise be utilized for more beneficial purposes such as a site for housing, commerce, or an outdoor recreational space.

Brownfield sites are particularly concentrated in the portions of the County where industrial development occurred in the 19th century. These areas remain the primary sites of residence, schools, and businesses for our communities, and it is within these locations that our County Comprehensive Plan seeks to continue investment and development to maintain open space and agricultural lands as consistent with our comprehensive plan. The impact of brownfield sites is particularly severe in the target areas that we define within this application. This grant will assist us with developing a comprehensive inventory of brownfield sites so that we may understand the full scope and scale of the challenge before us. This will allow our organization to triage and prioritize the sites that are available for redevelopment, conduct assessments, and develop reuse and clean-up plans for priority sites as defined in this application.

We are proposing to conduct eligible activities including developing a Brownfield Inventory, conducting phase 1 and phase 2 environmental site assessments, creating cleanup plans for sites, and conducting re-use planning for eligible brownfield sites across York County. We will target locations across the county and attempt to complete activities within each of the seven York County Planning regions defined by the York County Planning Commission as South Central York County, Greater York East, Greater York West, Northern York County, Southern Western, Western York County, York City, and South Eastern York County.

IV.E.1.a.ii. Description of the Priority Brownfield Site(s): The first priority of the implementation of the grant will be to develop a comprehensive inventory of the brownfield sites in York County, with an emphasis on the target areas listed in our application. That said, we are aware of the following sites which are believed to have been contaminated by various chemicals, contaminants, and heavy metals as described in the list below.

- Kings Mill Road Former Paper Mill and Dock Area
  - Size: 3.3 Acres
  - Adjacent parcels of the larger 40-acre site were remediated from 2006-2009 after an oil-like sheen was found emanating from the property into Codorus Creek. Emergency measures were put into place and a more comprehensive assessment led to remediation which was completed and approved by the Department of Environmental Protection in 2009. The outstanding portion of the property still has a structure on it that may contain hazardous materials which will need to be remediated before the property can return to beneficial use. This site is within the Federal Flood Plain.
- 301 Kings Mill Road, York City, PA 17401
  - Size: 1.3 Acres
  - This site was used at various points in its history to store coal and lumber and is suspected of having been contaminated by chemicals and minerals present in these materials. It is located adjacent to Codorus Creek and is potentially a source of contamination for the creek. This location is a priority due to the proximity of the site to the project location of the Codorus Greenway Project - a \$75 million

redevelopment project - which YCEA is undertaking to construct a 1.5-mile linear park along the banks of the Codorus Creek in the City of York. Additionally, all contamination emanating from this site is likely to be carried by the Codorus Creek downstream into the Chesapeake Bay Watershed. This site is within the Federal Flood Plain.

- 254 W. Princess Street, York City, PA 17401
  - Size: 1.06 Acres
  - This site is the former location of the M.H. Long Box Factory. It is adjacent to Codorus Creek and within the Project area for the Codorus Greenway Project. It is possible that this location was contaminated by the storage of industrial materials. It is located adjacent to Codorus Creek and is potentially a source of contamination for the creek. This site is within the Federal Flood Plain, but it is noted that flooding risk is mitigated by the presence of the levee system.
- 101 Arsenal Road, York, PA 17401
  - Size: 8.50 Acres
  - This property is located adjacent to the two major transportation arteries in York County: Interstate 83 and US Route 30. It is likely to be contaminated due to runoff from these major highways, including oil and other hazardous materials.
- 100 N. Blettner Avenue, Hanover, PA 17401
  - Size: 17.74 Acres
  - This site is located on the boundary between Penn Township, York County, and Conewago Township, Adams County. The site contains a contaminated groundwater flume.
- 205-213 Hill Avenue, Glen Rock, PA 17327
  - Size: 2.50 Acres
  - This industrial site was formerly a furniture manufacturer in Glen Rock Borough and is suspected of potentially requiring environmental remediation.
- 35 Junior Street, Glen Rock, PA 17327
  - Size: 1.93 Acres
  - This site formerly housed an industrial storage facility, and it is unclear what types of materials were stored within the location. Further investigation into the presence of hazardous materials is required before redevelopment can occur.

IV.E.1.a.iii. Identifying Additional Sites: We will conduct assessments and other eligible activities at additional sites based on their proximity to waterways, immediate impact on the health and safety of residents, and location within target areas as identified in this application. Our first planned activity is to conduct a comprehensive Brownfield Inventory for York County. Once we have developed an understanding of the number and location of Brownfield sites, we will be able to determine a priority list of sites for which environmental assessment should be conducted based on the aforementioned criteria.

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

IV.E.1.b.i. Reuse Strategy and Alignment with Revitalization Plans: For all identified priority sites careful attention will be paid to involve the community, municipal government, and local businesses in the planning process for the reuse of brownfield sites and will be conducted in accordance with the York County Comprehensive Plan and the operative municipal comprehensive plan and zoning guidelines where appropriate. The priority site along the Codorus Creek, located on Kings Mill Road, is presently zoned for industrial use, however, the site is owned by York College of Pennsylvania and is adjacent to their redevelopment project at the former Schmidt & Ault paper mill located at 427 Kings Mill Road. This redevelopment project will create a business incubator space to house local businesses and provide internship opportunities for students. Using the adjacent priority site for industrial purposes no longer

reflects the needs of the community. This site may be better utilized for use by the college as a future site for housing and or academic buildings.

IV.E.1.b.ii. Outcomes and Benefits of Reuse Strategy: The first outcome of the program will be the development of a comprehensive list of brownfield sites in York County which will enable use to have a better understanding of which sites require further environmental assessments and remediation before they can be redeveloped. A redevelopment plan for these sites will be developed. Based on these outputs, RACY will be better positioned to address the health and well-being of the community with a more focused plan for future development projects.

Beyond this, priority sites that have been identified where environmental assessments will be completed and clean-up plans will be developed. This work prepared the eventual remediation of sites which will be beneficial and tie directly into the successful completion of the Codorus Creek Greenway project, which as previously stated is a \$75 million project that will construct a linear park along the banks of Codorus Creek in the City of York. This project will include additional recreational spaces that will be located within walking distance for city residents. This project will have urban cooling effects which will make the City of York more climate resilient. The project is being completed in such a manner to not reduce the capacity of the Creek during flooding events. The result of the Brownfields program will be improvements to the health and wellbeing of individuals who live, work, and play in close proximity to the brownfield sites identified in this grant application.

#### **IV.E.1.c. Strategy for Leveraging Resources**

IV.E.1.c.i. Resources Needed for Site Reuse: RACY does not currently have unrestricted funding available to create an inventory of brownfield sites and to conduct environmental assessments and planning at a comprehensive level. RACY has been successful in securing grant funding from Local, State, Federal, and Philanthropic sources in the past for priority projects, however, these funds are restricted to use to complete specific projects. Creating a comprehensive list of brownfield sites will enable us to direct future efforts with a more systematic approach.

Environmental site assessments funded by this grant will provide us with an understanding of the amount of funding needed to fund clean-up efforts and better position us to secure future grant funding to perform such activities. These activities performed under the scope of this grant will provide us with the knowledge and understanding necessary to direct our future efforts and the community engagement process will provide us with an understanding of the preferences of community members for the reuse of priority brownfield sites that we have identified to date and those that will be identified via the inventory process.

IV.E.1.c.ii. Use of Existing Infrastructure: The priority sites that we have identified are accessible via municipally owned roadways and are connected to existing utilities and where possible this existing infrastructure will continue to be utilized as part of the re-use strategy. Should there arise a need to improve a municipally owned roadway or perform additional upgrades to existing publicly owned infrastructure at a brownfield site identified via our inventory process or included in this grant application as a priority site, we would pursue funding via grants and or philanthropic dollars to perform such activities. Regarding the structures that currently occupy the various priority brownfield sites identified in this grant application, a structural assessment conducted in parallel to re-use planning efforts will determine what, if any, upgrades need to be made to stabilize and re-use such structures. A thorough investigation of opportunities to expand energy efficiency will be conducted as part of any and all re-use planning efforts.

#### **IV.E.2. Community Need and Community Engagement**

##### IV.E.2.a. Community Need

IV.E.2.a.i. The Community's Need for Funding: While portions of the areas targeted for eligible activities within the scope of our Brownfields application fall under the small community's threshold of 10,000 residents, on the whole, our County has a population of 450,000 residents.

Likewise, portions of our county are by all measures performing well, with average incomes exceeding the national average. Unfortunately, this is not universally the case across our communities.

There are several areas where the poverty rate exceeds (in some cases dramatically) the national average. These same areas are those that are often most impacted by the presence of contaminants that are determinantal to the community's health and well-being. The concentration of poverty is particularly pronounced in the City of York where the rate of poverty is 28.7%. The poverty rate is climbing in the Southwest portion of the city including the census tract where the priority site of 301 King's Mill Road is located and where the poverty rate exceeds 36%. Funding from this grant will assist with conducting environmental assessments to better understand and lay the groundwork to mitigate the impact that this site is having on the health and welfare of residents in the City of York.

To a lesser extent, the Borough of Hanover also has several areas of concentrated poverty. Boroughwide the poverty rate is 13.1%, however, the census tracts in the Southern portion of the Borough have poverty rates of 16.5% and 20.8% respectively. These communities are among the closest to the priority brownfield site at 100 N. Blettner Avenue where there is believed to be a contaminated groundwater plume.

Additional priority sites are located within Glen Rock Borough which was estimated to have a population of 2,120 residents at the time of the completion of the 2020 Census. While the poverty rate in Glen Rock Borough is estimated to be 13.59%, which is above the national average, the capacity of elected officials in the Borough to carry out activities to assess and remediate brownfield sites in their community is limited and without support they may not be able to remediate or properly identify the complications of their perspective brownfield sites.

#### **IV.E.2.a.ii. Threats to Sensitive Populations**

IV.E.2.a.ii.(1) Health or Welfare of Sensitive Populations: Brownfield sites within our communities are located in close proximity to neighborhoods, churches, schools, parks, waterways, and trails. Our target areas cover the most populated portions of our county where brownfield sites are likely to have the greatest impact on our communities. The Census tracts adjacent to the brownfield sites in the City of York and in Hanover are among the most ethnically and racially diverse in our County and they have among the highest concentrations of populations that have one or more disabilities. Both communities are likely to suffer disproportionately from social detriments of health. Developing an understanding of the brownfields that exist in our communities, investigating the environmental condition of these sites, and creating plans to remediate them are critical to ensuring the health and well-being of our communities and to removing conditions that cause disadvantaged communities to suffer disproportionate impacts to their health and quality of life.

IV.E.2.a.ii.(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: Within the City of York the incidence of Asthma in adult populations is higher than the national average. Nationally, the CDC estimated that 8.4% of the adult population was asthmatic in 2020 every census tract in the City of York had an incidence of asthma of at least 9.3% with Census tracts in the Southwest portion of the city all experiencing incidences of asthma above 13.5% according to the CDC's National Environmental Public Health Tracking Network data tool. Hanover also had higher incidences of Asthma at with adjacent census tracks all experiencing evaluated prevalence of asthma above 10.7% of the population.

IV.E.2.a.ii.(3) Environmental Justice: Environmental justice is a matter of particular concern historically for the City of York. The Codorus Creek flows through the City of York, bisecting the community. It has flooded on multiple occasions, most notably during Hurricane Agnes in

1972. The impact of this event resulted in the Army Corps of Engineers undertaking a variety of projects to channel the stream for better flow and flood mitigation. The resulting flood control system has left city residents with no access to the primary water feature in their community. These communities were most impacted by industrial waste and pollution that was dumped into the Codorus Creek in its history. The resulting pollution transformed the creek into little more than an open-air sewer. Improved regulations and monitoring have improved the quality of the water in the creek, but the legacy of the pollution remains as does the impact of industrial activities and legacy pollution which remains at Brownfield Sites in our communities. The Priority Site located at 301 Kings Mills Road in the City of York is in a census tract designated as disadvantaged by the Climate and Economic Justice Screening Tool as is the priority site located at 254 W. Princess Street in the City of York.

Reuse strategies will incorporate community input, feedback, and suggestions and will work to minimize the displacement of existing residents. As the brownfields are currently not occupied by homeowners or businesses, there will be no immediate impact on residents and business owners. In the long term, we are committed to ensuring that residents and business owners have opportunities to enjoy the benefits of any and all investments in their communities be that from increased property values, additional tourist/foot traffic to businesses, and/or opportunities to live, work, and play in the communities.

**IV.E.2.b. Community Engagement**

**IV.E.2.b.i. Project Involvement:** RACY, as an entity staffed by the York County Economic Alliance, has access to a wide network of community organizations, working groups, and entities who will be able to provide input on behalf of residents. As has been the case for past efforts, an advisory committee composed of local community groups, developers, and business owners will be organized for the purpose of informing the Brownfields project. A recent effort led by the York County Economic Alliance organized a cross-sector advisory committee of professionals from across the County that would be well positioned to serve as a steering committee to inform efforts to implement the Brownfields project.

Via outreach efforts, members of the community and community organizations will be invited to participate in listening sessions to provide feedback regarding the potential re-use of Brownfield sites. Municipal Officials for the relevant communities and the County of York were also involved in this committee and will have opportunities to provide input on the selection of sites and subsequent prioritization for site assessment and clean-up efforts.

Direct project involvement will be limited to the Redevelopment Authority of the County of York (staffed by the York County Economic Alliance) for grant administration, business and developer outreach and engagement and outreach to sensitive populations and trusted partners, the York County Planning Commission, The Pennsylvania Department of Environmental Protection for consultation on regulatory and oversight matters.

**IV.E.2.b.ii. Project Roles**

<b>Name of entity, organization, or group</b>	<b>Point of Contact (Name &amp; Email)</b>	<b>Specific Involvement in the Project or Assistance Provided</b>
Redevelopment Authority of the County of York	Dr. Silas Chamberlin schamberlin@yceapa.org	Project Lead for RACY's Brownfield activities
York County Economic Alliance	Kevin Schreiber Kevin@yceapa.org	Business Engagement related to the program
York County Planning Commission	Felicia Dell fdell@ycpc.org	Assistance with Compilation of Brownfield Inventory, mapping, and future Maintenance



Pennsylvania Department  
of Environmental  
Protection

John Gross johngross@pa.gov

Providing Regulatory Information  
and Oversight.

York County Economic  
Alliance

David Gonzalez  
dgonzalez@yceapa.org

Sensitive Population Engagement  
and Coordination with Trusted  
Partners

IV.E.2.b.iii. Incorporating Community Input: The Steering Committee for the Brownfields project will meet upon notification of the receipt of the grant and thereafter will meet on an annual basis to review the progress of the implementation of the proposed scope of work of the project and to make recommendations regarding the prioritization of site assessments, clean up, and reuse planning.

We will use a myriad of methods to reach community members and underserved populations including conducting virtual and in-person listening sessions at community centers within the communities where priority brownfield sites are located. Community input will also be sought via surveys to be distributed via social media, at community meetings, and via local newsletters and publications. Updates regarding the status of the implementation of the brownfield project will be shared via existing newsletters, websites, local publications, and at regular public meetings held by the Redevelopment Authority of the County of York.

### **IV.E.3. Task Descriptions, Cost Estimates, and Measuring Progress**

#### IV.E.3.a. Description of Tasks/Activities and Outputs

##### IV.E.3.a.i. Project Implementation

#### **Task 1 : Creation of an Inventory of Brownfield Sites in York County**

**i. Project Implementation:** This task will involve investigating the previous use of and potential presence of hazardous materials at site throughout York County and will be conducted with technical assistance and training that we hope to secure from the Technical Assistance for Brownfields provider at West Virginia University and the services of a qualified environmental professional firm. Staff capacity will be provided by the York County Economic Alliance and will involve consultation with the York County Planning Commission.

**ii. Anticipated Project Schedule:** The creation of a brownfield inventory will be initiated immediately upon the receipt of the grant and will be completed during the first six months of the grant agreement period. Additional research into the presence of brownfield sites will continue throughout the grant period and the inventory will be updated and regularly maintained to ensure that RACY has an updated and accurate understanding of the number, location, and severity of brownfield sites in York County.

**iii. Task/Activity Lead:** RACY (leveraging YCEA staff capacity) and a qualified environmental professional firm will assemble an inventory of Brownfield sites which will be made publicly available via a GIS map to be constructed in partnership with the York County Planning Commission GIS Team. Future maintenance of the inventory and publication via GIS mapping software to be performed by RACY and will be updated in collaboration with the York County Planning Commission.

**iv. Outputs:** This task will create and maintain an inventory of brownfield sites in York County, Pennsylvania for the purposes of informing brownfield efforts and prioritizing additional tasks.

#### **Task 2 : Conducting Environmental Assessments and Cleanup Plans**

**i. Project Implementation:** RACY will seek the services of a qualified environmental professional firm that will be able to assist with conducting Phase 1 & Phase 2 Environmental Assessments and creating Cleanup Plans for sites within the target's areas and across York County. These Environmental Assessments will be conducted at priority sites identified in this application and at additional sites identified via the Brownfield Inventory Process. Phase 1 Environmental Assessments will begin after a qualified professional firm can be retained via the public bidding process and will continue until the project is completed within the confines of the grant agreement.

**ii. Anticipated Project Schedule:** Phase 1 Environmental Assessments will begin 3-6 months after the beginning of the grant period and will be completed by the end of year 2 of the grant period. Phase 2 Environmental Assessments will be conducted beginning at the conclusion of year 1 of the grant period and will be concluded by year three of the grant period. Clean Up Planning will begin upon the completion of the first Phase 2 environmental assessment reports and will be completed by the conclusion of the grant period before the end of year 4.

**iii. Task/Activity Lead:** RACY (leveraging YCEA staff and a qualified professional firm)

**iv. Outputs:** 20 Phase 1 Environmental Assessment Reports, 10 Phase 2 Environmental Assessment Reports & 3 Analysis of Brownfield Cleanup Alternative Plans for Priority sites based on the results of the Phase 2 Environmental Assessments.

**Task 3: Reuse Planning for Priority Brownfield Sites & Community Engagement**

**i. Project Implementation:** This task consists of conducting community engagement efforts and planning based upon the feedback received from residents in the communities where priority brownfield sites are located to provide a framework for the reuse of these sites in accordance with the needs of the community and the desired outcome as expressed by community members. This task will include providing participant support costs for community meetings conducted for the purpose of soliciting community feedback, including providing stipends and childcare for parents who attend community meetings.

**ii. Anticipated Project Schedule:** Reuse planning for priority sites will begin upon the receipt of the grant and will be completed by the conclusion of the grant period before the end of year 4.

**iii. Task/Activity Lead:** RACY (leveraging YCEA staff capacity)

**iv. Outputs:** A reuse plan for priority brownfield sites identified in this grant application, at least one virtual and one in-person meeting in each of the target areas.

**Task 4: Financial and Performance Reporting**

**i. Project Implementation:** This task will involve maintaining financial records for the expense of allowable direct costs incurred during the execution of the grant agreement, preparing payment requests and handling payments, financing reporting, non-federal audits, and closeout (except for the preparation of the final performance report) in accordance with applicable federal regulations. Additional activities will include performance reporting during the grant period.

**ii. Anticipated Project Schedule:** Financial and performance reporting will occur throughout the 4-year grant period.

**iii. Task/Activity Lead:** RACY (leveraging YCEA staff capacity)

**iv. Outputs:** Required Financial and Performance reports as required by the cooperative agreement.

**. IV.E.3.b. Cost Estimates**

Budget Categories	Project Tasks (\$)				
	Task 1: Brownfield Inventory	Task 2: EAs & Clean Up	Task 3: Reuse Planning & Community Engagement	Task 4: Financial & Performance Reporting	Total
Personnel	0	0	0	0	0
Fringe Benefits	0	0	0	0	0
Travel*	500	2,000	2,000	0	4500
Equipment**	0	0	0	0	0
Supplies	0	3,500	2,500	0	6,000

Contractual	25,000	289,000	140,000	0	454,000
Other: Community Engagement	0	0	10,500	0	10,500
Total Direct Costs	25,500	303,500	152,000	0	475,000
Indirect Costs	5,000	5,000	5,000	10,000	25,000
Total Budget	30,500	310,000	157,000	10,000	500000

**Budget Justification: Task 1 Inventory:** Indirect Cost: Personnel: 125 Hours at an average of \$40 per hour for Brownfield Site Inventory = \$5,000; Travel = \$500 travel incurred visiting sites to be inventoried; Contractual \$25,000 - Inventory and Brownfield Evaluation Tool Creation; Total Task 1 = \$30,500. **Task 2 Assessments:** Indirect Cost: Personnel: 125 Hours at an average of \$40 per hour = \$5,000; Travel: \$2,000 related to conducting Environmental Assessments & Clean Up Planning; \$3,500 Supplies required for environmental assessments; Contractual: Completion of 20 Phase 1 Environmental Site Assessments at \$3,500 = \$70,000, Completion of 10 Phase 2 Environmental Site Assessments at \$15,000 = \$150,000, and Completion of 3 Cleanup Plans at \$23,000 = \$75,000 Total Contractual \$289,000; Total Task 2 - \$303,500; Total **Task 3 Reuse Plan & Community Engagement:** Indirect Cost: Personnel: 125 Hours at an average of \$40 per hour = \$5,000; Travel: \$2,000 mileage reimbursements for staff and contractors for Reuse planning & community engagement efforts, travel stipends for the participants of community engagement efforts; Supplies: \$2,500 for online website, online and local publication promotions related to costs for community engagement efforts, \$500 for office supplies, printed materials, etc. = \$2,500 for supplies, Contractual: Creation of a Reuse plan for Brownfield Sites in the Target area \$140,000, \$10,000 for Community Engagement meetings (Stipends for participants, provision of childcare during meetings, room rentals, etc.), \$500 for additional outreach supplies (brochures), = \$10,500 for Outreach, Total Task: 157,000; **Task 4: Financial and Performance Reporting:** Indirect Cost: Personnel: 62.5 hour per year, over four years, at \$40 per hour over = \$10,000, Total Task 4 = \$10,000 Total Budget = \$500,000.

**IV.E.3.c. Plan to Measure and Evaluate Environmental Progress and Results:** The outputs for this grant agreement are clearly defined and sequential in order of completion. Task 1 will create an inventory of brownfield sites. We anticipate that the inventory will be completed within the first six months upon receipt of the grant. Additional outputs as they related to conducting Phase 1 and Phase 2 Environmental Assessments and Analysis of Brownfield Cleanup Alternatives (ABCAs) are discrete. As such, depending on the cost to complete them, 15-20 Phase 1 Environmental Site Assessments will need to be completed prior to the two-year mark of the grant period, 7-10 Phase 2 Environmental Site Assessments will need to be completed before the end of year 3, and at least three ABCA's must be completed prior to the end of the grant period. Additionally, a Reuse plan for the priority brownfield sites identified in this application must be completed prior to the end of the grant period.

#### **IV.E.4. Programmatic Capability and Past Performance**

##### IV.E.4.a. Programmatic Capability

**IV.E.4.a.i. Organizational Capacity:** The York County Economic Alliance has successfully managed and coordinated several large-scale redevelopment projects that have brought meaningful change to our community. Our experience ranges from coordinating grassroots, stakeholder-led action teams, to the successful completion of landmark projects. The York County Trail Towns Program is an excellent example of a grass-roots initiative that YCEA is actively implementing. The Trail Towns Program is designed to leverage outdoor recreation as a vehicle to drive the revitalization of seven communities across York County which range from the City of York with a population of over 45,000 residents to Railroad Borough with just over 250 residents. "Action Teams" Composed of local business owners, community members, and

stakeholders were intimately involved in the assessment of these communities, the development of action plans to guide efforts to make each town more “trail-friendly” and in prioritizing and overseeing the implementation of initiatives to enact changes detailed therein.

On the grander scale, the York County Economic Alliance, via the York County Industrial Development Authority, successfully re-opened the Yorktowne Hotel. The near century old hotel was beautifully restored over seven years, at a cost of just over \$60 million. This project was successfully brought to fruition despite the impact of the Coronavirus Pandemic and the disruptions to the supply chain that followed.

- Kevin Schreiber, President & CEO, will provide strategic leadership, quality control assurance and will lead the facilitation of contracting/legal services. Kevin is a former state representative and city economic development official with 20 years of government experience.
- Dr. Silas Chamberlin, PhD, will manage the day-to-day operations of the YCEA's Brownfield Program. He has 16 years of experience in the government and non-profit sector and will be supported by a talented team of five staff members. These include:
- Kim Hogeman, Director, Strategic Development is an experienced, PMP-certified project manager who has completed a variety of projects during her tenure with the York County Economic Alliance, including leading the redevelopment of the Yorktowne Hotel. Kim also provides staff capacity for several of the County's Authorities and boards including the York County Land Bank Authority and the Industrial Development Authority.
- David Gonzalez, Jr., Director of Economic Initiatives, leads the implementation of York County's 10-year Economic Action Plan, serves as YCEA's internal lead for local government relations and leads the York County Trail Towns program. Both initiatives facilitate the expansion of YCEA's reach across all 72 municipalities in York County.
- Sully Pinos, Executive Director of the BLOOM Business Empowerment Center, leads the BLOOM Business Empowerment Center an entity dedicated to empowering small businesses by offering enhanced technical support, attainable capital, and access to opportunity; her efforts have included organizing 4 years of business education curriculum in which 105 individuals have participated.
- Marlena Schugt, BLOOM Program Manager, assists with the day-to-day operations of the BLOOM program including overseeing the administration of the BLOOM grant program which grants funds up to \$1,500 to small businesses in multiple rounds reach year, organizing BLOOM classes, and managing YCEA's internship program.
- Brendan Salyards, Economic Initiatives Manager, assists with day-to-day operations of the York County Trail Towns program, the implementation of York County's 10-year Economic Action Plan and the advocacy and municipal outreach efforts across the county.

IV.E.4.a.iv. Acquiring Additional Resources: In the past, when additional expertise was required to complete a project, YCEA been able to secure the assistance of qualified subject matter experts via a public competitive bidding process. There are several engineering, architectural, and design firms based in York County that have experience with completing these types of projects. Beyond our own county, there are certainly many firms across Pennsylvania which have the expertise to complete these projects and may well respond to YCEA's public competitive bidding process. We have not secured contractors or subrecipients prior to submitting our application for funding.

YCEA is an equal opportunity provider and employer and will ensure that employees or contractors working on this project are not subjected to prohibited discrimination, based on race, color, national origin, sex (including gender identity and expression), religion, age, disability, marital status, familial status, parental status, sexual orientation, genetic information, or because all or a part of an individual's income is derived from any public assistance program. We are committed to supporting local hiring and procurement and are actively involved in working to

promote an opportunity for workforce development throughout York County. We have in all our programming created opportunities for members of the public to provide input and we are committed to continuing this practice via the EPA Brownfield Program.

IV.E.4.b. Past Performance and Accomplishments: YCEA currently has a grant via the Pennsylvania Department of Community and Economic Development which would be most directly comparable to the community engagement portion of the EPA Brownfield's grant. This grant, in the amount of \$750,000 is being utilized to implement the various action plans and priorities development in collaboration with a team of local partners under the scope of the York County Trail Towns Program. The grant is being utilized for several different projects and requires that YCEA staff balance priorities for the seven York County Trail towns Communities to continue to advance the work across the program. Community involvement has been the watchword of the York County Trail Towns Program and stakeholders such as business owners, residents, and local government officials have been involved from the outset and development of the program and continue to be involved in overseeing the programs' implementation. Since the launch of the York County Trail Towns Program, 16 new businesses have opened in these towns that can be attributed to the success of the program. The Program has invested tens of thousands of dollars in capital improvements and planning efforts that have laid the groundwork for positive change in these communities. One example of this is the successful completion of a Master Site Development Plan for Glen Rock Borough which designed improvements for a public plaza and trail head to tie into a privately owned event space known as Ruins Hall in the Borough.

Additionally, the York County Economic Alliance via the York County Industrial Development Authority, recently completed the 7-year long redevelopment of the Yorktowne Hotel. This project involved a complex mix of state and federal grant funding including the Pennsylvania Redevelopment Capital Assistance Program, Federal Historic Tax Credits, and philanthropic donations from community members. The project transformed a dilapidated and financially beleaguered hotel into a beautifully restored Hotel that represents the best that York County has to offer visitors.

IV.E.4.b.ii.2. Compliance with Grant Requirements: In 2021, the York County Economic Alliance (YCEA), which provides staff capacity to the Redevelopment Authority of the County of York, was awarded a grant from the Pennsylvania Department of Community and Economic Development in the amount of \$750,000 to complete tasks related to the implementation of YCEA's York County Trail Towns Program. This program has involved extensive community engagement activities via outreach with action teams for each of the seven designated York County Trail Towns. The grant funding has been and will continue to fund a variety of improvement programs including but not limited to: funding for a consultant to assist with community planning efforts, funding a comprehensive signage and wayfinding study for the York County Trail Towns Communities, funding infrastructure projects to make the various trail towns more welcoming to trail-users, and to fund projects that have been prioritized by the action teams for the York County Trail Towns.

This has been a multiphase project that has requested a significant amount of time and attention from YCEA staff in order to advance the scope of the grant and several projects remain to be completed before the expiration of the grant period in 2024, however YCEA remains on track to complete the tasks noted in the grant agreement within the allotted time.

## **Threshold Criteria for Community-Wide Assessment Grants**

### **III.B.1. Applicant Eligibility**

I affirm that my organization is a Redevelopment Agency that is chartered or otherwise sanctioned by a state, and therefore; eligible to apply for this assessment grant. Documentation of my organization's status is attached.

### **III.B.1.a. Applicant Type and Eligibility Demonstration**

### **III.B.1.b. Exemption Under 501(c)(4)**

### **III.B.2. Community Involvement**

We intend to establish a steering committee composed of community members to advise and support our Brownfields Program over the course of the 4-year grant period and are planning to conduct robust community engagement through listening session and surveys to understand the needs and preferences of community members in regard to the reuse of priority Brownfield sites identified in this grant application. Information regarding the progress of implementation of the brownfields program will be shared with community members via online resources, newsletters, and local publications.

### **III.B.3. Expenditure of Existing Grant Funds**

I affirm that my organization does not have an active EPA Brownfields Assessment Grant.

### **III.B.4. Contractors and Named Subrecipients**

We have not procured a subcontractor or consultant for the purpose of executing any portion of this grant application or the scope of work detailed herein.