

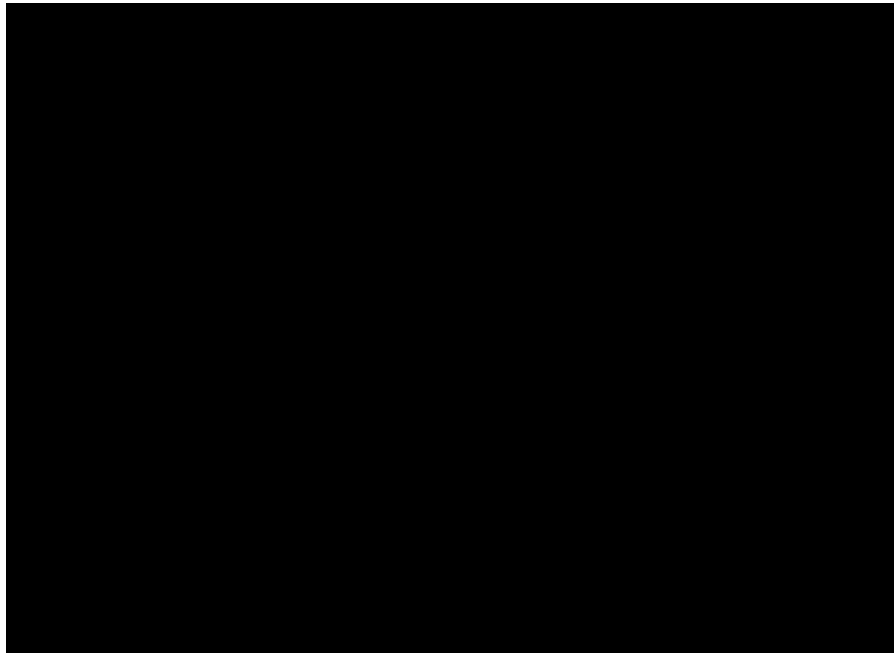


**FY2024 Application for EPA Brownfields
Redevelopment Authority of the County of Delaware, PA
*Community Wide Assessment Grant***

Narrative Information Sheet

Pertinent applicant information follows:

- 1. Applicant Information:** Redevelopment Authority of the County of Delaware, PA
100 West 6th Street, Suite 100
Media, Pennsylvania 19063
Phone: (610) 566-2225
- 2. Funding Requested:** a. Assessment Grant Type—Community-Wide
b. Federal Funds Requested—\$500,000.00
- 3. Location:** Delaware County, Pennsylvania
- 4. Target Area and Priority Site Information:** Target Area: 28 Justice40 census tracts in Delaware County, PA (4045, 4050, 4107, 4049, 4053, 4052, 4048, 4051, 4054, 4031.04, 4024, 4043, 4037.02, 4064.02, 4034.02, 4066, 4029, 4065, 4063, 4064.01, 4003.01, 4004.02, 4105, 4026, 4004.01, 4005, 4007, 4003.02), the majority of which are in the City of Chester and Boroughs of Darby, Marcus Hook, Trainer, and Clifton Heights; and six census tracts designated by the State as opportunity zones (4033, 4020, 4050, 4107, 4065, and 4066)



The Community Wide Assessment grant funding will go towards the following priority sites:

- Priority Site 1: 800 W Front St, Chester, PA 19013 (Census Tract 42045410700)
- Priority Site 2: 20 Ogden Street, Clifton Heights, PA 19018 (Census Tract 42045403300)
- Priority Site 3: 3300 4th Street, Trainer, PA 19061 (Census Tract 4204546500)

5. Contacts:

- i) Project Director
 Laura Goodrich Cairns, Executive Director
 Delaware County Redevelopment Authority
 Delaware County Commerce Center
 100 W. 6th Street, Suite 100
 Media, PA 19063
 (610) 566-2225
lgcairns@delcopa.org
- ii) Chief Executive
 Laura Goodrich Cairns, Executive Director
 Delaware County Redevelopment Authority
 Delaware County Commerce Center
 100 W. 6th Street, Suite 100
 Media, PA 19063
 (610) 566-2225
lgcairns@delcopa.org

6. Population: 573,883 (Source: U.S. Census Bureau, 2021 ACS 5-year estimates)

7. Other Factors:

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

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).	10
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2013 or later) or is closing.	NA

8. Letter from the State or Tribal Environmental Authority

Please see attached.

9. Releasing Copies of Applications

Not applicable



ATTACHMENT

Letter from State Environmental Authority



November 3, 2023

Laura Goodrich Cairns, Executive Director
Delaware County Redevelopment Authority
100 West 6th Street, Suite 100
Media, PA 19063

RE: U.S. EPA Brownfields Grant Proposal | State Letter of Acknowledgement
Delaware County Redevelopment Authority (RDA)
Delaware County, PA.

Dear Ms. Cairns:

This letter of support acknowledges the Pennsylvania Department of Environmental Protection's endorsement of the Delaware County RDA's application to the United States Environmental Protection Agency (USEPA) for a Brownfields Community Wide Assessment Grant.

Delaware County RDA's grant proposal focuses on benefitting 28 disadvantaged census tracts that are marginalized, underserved, and overburdened by pollution, as defined by the Biden Administration Justice40 Initiative. The County has six tracts designated as opportunity zones by the State Department of Community and Economic Development for their high poverty and/or low-income population, including Lansdowne Borough, Clifton Heights Borough, Chester City (2), Marcus Hook, and Trainer. Many of the targeted sites within these disadvantaged census tracts became contaminated through historical commercial or industrial activity and have since remained vacant and/or unutilized, acting as a blight on their communities and impacting economic development and health in their vicinity. Some tracts also have waterfront/flood prone areas and will be prioritized accordingly.

As per the FY24 GUIDELINES FOR BROWNFIELD ASSESSMENT GRANTS, if awarded, the grant funds will be used for environmental assessments and planning for future remediation and redevelopment, with the goal of using a portion of the funding to build upon the brownfields inventory list Darby Borough completed in 2021 to include the entire county.

Please accept this letter of support for the Delaware County RDA's Community Wide Assessment Grant application. 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
Bureau of Environmental Cleanups and Brownfields

REDEVELOPMENT AUTHORITY OF THE COUNTY OF DELAWARE, PA COMMUNITY-WIDE BROWNFIELD ASSESSMENT GRANT APPLICATION

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields

i. Overview of Brownfield Challenges and Descriptions of Target Area: Delaware County (pop. 573,883)¹ is a small suburban county located between the City of Philadelphia and the Delaware state line along the Delaware River. Consisting of 49 municipalities, the county's landscape is diverse and runs the gamut from inner ring suburbs and industrial river towns to affluent exurbs and rural areas. Colonized by Europeans in the 1600s, Delaware County has enjoyed several cycles of prosperity due to its access to the Delaware River. Industries including mills, foundries, smelting operations, casting and steel refinement, shipbuilding, and electrical generation, made it one of the most robust economic centers on the eastern seaboard until the 1950s. The subsequent decline of manufacturing resulted in a loss of industry, jobs, and population over the next several decades. However, the County continues to have a strong industrial presence, particularly along its southeastern edge that is part of the I-95 corridor that parallels the river. Penn Terminals container shipping port, Boeing, Kimberly-Clark paper mill, Evonik chemical plant, and the Covanta waste-to-energy facility are among the survivors among many vacant and abandoned sites. This generation of industrial uses do not provide the jobs and community benefits of the past manufacturing giants and are among the highest polluting facilities in the region.

In 2022 the Delaware County Council passed legislation authorizing the creation of a county wide land bank and designating the Redevelopment Authority of Delaware County (RDA) as the land bank entity for the County. Launched in early 2023, the county land bank will serve as a governmental receiver of tax foreclosed properties, to facilitate their ultimate reuse. The jurisdiction of the RDA is the entirety of Delaware County, however, the targeted area is 28 census blocks designated as environmentally and economically disadvantaged by the Justice40 initiative, as well as six tracts designated as Federal opportunity zones for their high poverty and/or low-income populations. An overlay of former and current industrial/commercial sites and blighted housing properties of the repository mirrors these census tracts, mainly located along the eastern border with Philadelphia along Cobbs Creek, and south along the Delaware River and I-95 from the Philadelphia International Airport to the Delaware state line. Of the 275 sites currently in the foreclosure repository, 208 are in disadvantaged census tracts. These census tracts, located in the target communities of Chester City, Clifton Heights, Marcus Hook, Trainer, and Darby, are home to a much greater proportion of minority residents who have not experienced the same growth in prosperity and have long suffered the negative effects of brownfields. The RDA will use EPA funds to help these communities by conducting a county-based brownfields inventory, facilitating neighborhood-driven reuse planning, and performing assessments on sites with the intention of putting them on the path to productive and healthy use.

ii. Description of Priority Brownfield Sites: Within the target area, the following sites are examples of the priority sites that will be the focus of the proposed community-wide assessment grant. These sites are priorities for the County because they represent a heavy burden on the local communities to resolve on their own.

- **800 W. Front Street, Chester:** A former Ford manufacturing plant known as Chester Assembly, this site at Front & Lloyd Streets once extended over 50 acres and occupied the former Roach's Shipyard and Merchant Shipbuilding Corporation. The Ford factory began operations in August 1927 building the Model A and was closed in February 1961. The

¹ 2021 ACS 5-year estimate.

county owns over three acres in the center of the site that includes the former burn pit, where lead and PAHs are suspected. The rest of the facility was redeveloped into the Riverbridge Industrial Center and there is interest in the county parcel for expansion if the site contamination is better understood. The site is adjacent to the Delaware River and is in a federally designated flood zone.

- **20 Ogden Street, Clifton Heights:** This 5400 SF site is a vacant building and parking lot located in a residential area, just off the commercial corridor of Baltimore Pike. It operated as a dry cleaner facility until 1986. A food manufacturer moved in in 2019 but an environmental assessment conducted by the owner for financing indicated contamination. It is suspected PCE and heating oil USTs from the dry-cleaning business remained. The building was subsequently sold for cash and has remained vacant. This property is adjacent to an adult daycare facility and older homes built prior the 1930 and considered a blight on the neighborhood. This site is located in a Federal Qualified Opportunity Zone.
- **3300 4th Street, Trainer:** The 14-acre Site is the former Stoney Creek Technologies located in a mixed industrial and residential area. The Site was a chemical manufacturing facility consisting of about 200 tanks, several buildings, a laboratory, a wastewater treatment facility, and many processing vessels, equipment items, systems, and pipelines which were used in or are related to the chemical manufacturing processes. Chemicals at the facility included oleum, methanol, heptane, mineral spirits, sulfuric acid, and others including many mixtures. Residences are located directly across the street from the facility. This Site was the subject of an EPA removal action in 2009-2012 and is now considered inactive. The property is targeted for judicial sale at which time, the RDA land bank will take ownership.

ii. Identifying Additional Sites: The RDA has a current inventory of foreclosed sites of about 275 properties and is foreclosing on additional properties each year. Additionally, the brownfields inventory developed in Task 3 will be another source of sites for assessment.

b Revitalization of the Target Area

i. Reuse Strategy and Alignment with Revitalization Plans: Vacant, abandoned, and tax-delinquent properties impose significant costs on taxpayers, neighborhoods, and communities throughout Delaware County by lowering property values, increasing fire and police protection costs, decreasing tax revenues, and undermining community cohesion. It is the RDA's role, through its newly formed land bank, to assist with vacant and blighted properties that severely restrict the ability for communities to benefit from redevelopment. The target sites in Chester and Trainer will remain industrial sites that can provide much needed jobs. The fate of the dry cleaner's site in a residential area of Clifton Heights, will be explored through a community mini-charette to find a more compatible use as infill housing, a pocket park, retail or commercial space. EPA funds will help RDA by enabling:

- Quick turnaround of vacant and abandoned properties through land bank sales and/or preparation of significant catalyst sites for redevelopment.
- A county-based brownfield inventory, focusing on the Justice40 census tracts and building upon a recent brownfield inventory for Darby Borough. This report, as well as a 2016 limited study of Chester City by Widener University identifying 31 sites illustrates the need for additional research on the extent of brownfields within the county. A GIS database will be created providing key information on the number and character of brownfields identified through Sanborn maps and other sources to assist RDA in directing future resources.

- Neighborhood-driven reuse planning using a mini-charrette approach successfully piloted in Upper Chichester which will provide a hyper-local grassroots mechanism to address brownfields affecting older towns and boroughs. This planning effort will produce short-term 3- to 5-year plans with action steps able to be implemented quickly.

These efforts are all supported by the *Delaware County 2035* comprehensive plan, including its land use framework, economic development, and housing plan elements. An objective for the county’s Place-Based Development Strategy is to strengthen and preserve its mature neighborhoods and “incorporate infill development that is compatible with the existing form or a community-created vision of the neighborhoods’ future.”

ii. Outcomes and Benefits of Reuse Strategy: In their resolution creating the new RDA Land Bank, County Council cited the overriding public need to confront the problems caused by vacant, abandoned, and tax-delinquent properties through the creation and utilization of tools to return these types of properties into vibrant, revitalized places. Having this tool and EPA assessment funding to complement its other resources, RDA will be able to aid municipalities that do not have the tax base or capacity to resolve brownfields and/or mitigate the effects they have on their citizens. It will also allow the county to direct the reuse of key properties to achieve county-wide and regional goals such as providing greenspace, access to the Delaware River and its regional trail system, implementing resiliency measures along the major creeks and the Delaware River, saving significant historic assets, encouraging affordable, low-income and worker housing and improving air and water quality. For example, throughout the I-95 corridor including the Philadelphia Airport, there are not enough trees to remove nitrogen dioxide, particulate matter (PM2.5), and ozone from the air according to EnviroAtlas.² Having the ability to set aside properties for urban reforestation would ameliorate the high rates of asthma in the area. And finally, engaging neighborhoods in reuse planning will build community cohesion and activate participation in revitalization efforts.

c. Strategy for Leveraging Resources

i. Resources Needed for Site Reuse: The EPA funding will leverage the resources of the RDA and its Land Bank to ensure successful redevelopment of the priority sites. Past investments that will assist the proposed scope of work include:

- Pilot of local mini-charrettes for Upper Chichester conducted for \$20,000 which will provide a road-tested model for the proposed reuse planning.
- The 2020-21 Darby Borough brownfield inventory funded by a \$20,000 EPA Small Technical Assistance Grant will be rolled into the proposed county-based inventory.

RDA funding resources available to carry the planning and priority sites to the next level include:

- A 2022 EPA Revolving Loan Fund which is in the process of being launched. This \$1 million dollar grant will allow the RDA to assist developers with the cost of remediation.
- State DCED ISRP provides grants/loans for assessment and remediation of up to \$1 M..
- Act 152 county demolition funds provided by fees collected by the Recorder of Deeds; the uncommitted balance of this fund is currently \$973,738 (Sept 2023)
- Real estate transfer taxes paid by purchasers of landbank properties - 50% of the transfer tax will be returned to the Land Bank, providing a permanent funding stream.
- The RDA also can leverage economic development programs of the Delaware County Commerce Center including Revitalization Assistance Capital Program (RACP) grants, loans, tax credits and other incentives, depending on the type of planned reuse.

² EPA EnviroAtlas. Accessed 2 November 2023.

ii. Use of existing Infrastructure: The target area is rich with transportation infrastructure including Philadelphia International Airport, I-476, I-95 and Route 1 as well as freight, Amtrak, and regional commuter rail lines. Penn Terminals in Eddystone Borough provides intermodal access to maritime cargo shipping. The target properties are all reuses of previously developed land and are served by municipal utilities. No new or upgraded infrastructure is expected to be needed.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need

i. The Community Need for Funding: A population of 95,098 people live in the 28 census tracts that meet/exceed the threshold for Justice40 designation in Delaware County. Collectively, these census tracts are 78% minority communities overburdened with environmental and economic conditions. The per capita income is \$20,673 – half of the value of per capita income for Delaware County and just 58% of the national average. The poverty rate for individuals is 24%, which is over twice the national rate (11.6%) and over 2.5 times the rate for Delaware County (9.3%). The difference in the poverty rate for families is even more pronounced: 23.5% in the Justice40 tracts compared to 6.9% in Delaware County and 9.1% in the US.³ The local municipalities in which these disadvantaged census tracts are located struggle to overcome the financial constraints of their poor tax base to meet the needs of their communities. The City of Chester, one of the most persistent areas of poverty in Pennsylvania, has been in receivership and filed for bankruptcy in November 2022. Redevelopment attempts along the waterfront such as Harrah’s Casino and professional soccer stadium have not had the trickle-down effect envisioned. Funds from the EPA will give the RDA the ability to assist these stressed communities by identifying brownfields sites, engaging the community in identifying short term actions meaningful to them and getting these properties prepared for redevelopment or transformed into safer, more compatible uses.

ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations: The requested EPA Assessment grant will support Delaware County’s efforts to address not only the blighting impact of vacant and abandoned properties in the targeted disadvantaged census tracts but also the associated environmental and economic factors that impact the health and welfare of their sensitive populations, including:

- Individuals with Disabilities: All the target communities have higher percentages of people with disabilities. The disability rates for Marcus Hook (21.3%) and Darby (20.4%) are almost twice the Delaware County (11.6%) and the US (12.6%) averages.
- Children: Environmental hazards in the community contribute to health issues in children such as asthma, lead exposure, childhood cancers, and developmental disabilities. Over 75% of the housing stock was built prior to 1979, which puts children at risk for exposure to lead paint. In Chester, Darby, Marcus Hook, Clifton Heights, and Trainer, children make up 25% of the population, compared to 22% in the US and in Delaware County. Children under 5 – the most sensitive to environmental hazards – make up 6.7%, almost a full percentage point over the county and national averages.

Table 1: Sensitive Populations in Selected Target Area Communities (US Census)

Indicator	Chester	Darby	Clifton Heights	Marcus Hook	Trainer	Delaware County	US
Individuals below poverty line	28.5%	27.7%	16.0%	20.0%	20.7%	9.6%	12.6%
Families below poverty line	23.4%	25.2%	10.9%	9.7%	13.8%	6.8%	8.9%

³ CEJST data

Median Household Income	\$38,611	\$55,499	\$57,191	\$39,863	\$81,945	\$86,830	\$74,543
Minority population (incl. Hispanic)	84.6%	89.9%	47.8%	32.6%	56.2%	34.9%	40.6%
People with disabilities	15.7%	20.4%	17.1%	21.3%	18.7%	11.6%	12.6%
Children (under 5 years)	7.4%	4.5%	8.4%	3.1%	5.7%	5.8%	5.9%
Children (under 18 years)	23.5%	30.3%	22.3%	25.2%	27.0%	22.2%	22.5%
People over 65	14.0%	11.3%	9.9%	10.0%	23.5%	16.4%	16.0%
Housing-cost burdened*	58.0%	57.0%	34.0%	63.0%	67.0%	49.0%	46.0%
Unemployment rate	15.8%	13.2%	19.2%	10.3%	8.1%	6.6%	5.5%

Source: US Census ACS 2021 5-year estimates *Paying > 30% gross household income for rent

- **Food Insecurity:** According to the USDA’s 2021 Feeding America “Map the Meal Gap” research, 43,110 people (7.5% of the total population) in Delaware County suffer from food insecurity. According to the US Census, in 2021 39% of residents in the target communities received food stamp/SNAP benefits, compared to the national and county averages of 11-12%.
- **Unemployment:** Extended periods of unemployment bring more individuals and families below the poverty line, increasing the chances that people do not have housing stability and/or live near environmental contamination and in run-down housing in disadvantaged neighborhoods. The unemployment rate is higher in the five target communities than the national average of 5.5%, and it is more than double the national rate in Chester and Darby. In Clifton Heights it is more than triple.

Assessing, remediating, and facilitating redevelopment of the target sites will promote healthy, safe, and livable neighborhoods, foster a sense of place, and enhance life and work. In their current state, these sites have a dramatic detrimental impact on a granular, neighborhood level, blighting commercial areas critical to the health of surrounding residents. In addition to the direct benefits in terms of tax revenue, jobs, and services, it is anticipated that redevelopment of these sites will serve as an impetus for additional investment in their neighborhoods.

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

The health risks to these vulnerable populations underscore the need for concentrated investment in the target communities. Addressing brownfield sites will reduce overall exposure to pollutants for these neighborhoods and provide opportunities to reduce the environmental conditions that suppress economic revitalization. In a 2020 study conducted for the Delaware County Council by Johns Hopkins University cited indicators that are of particular concern, including low birth weight babies, asthma, and cardiovascular disease.⁴ During the study, community participants also voiced concerns about environmental health issues pertaining to lead poisoning, asthma, and air and water quality.⁵ Rates of asthma and COPD are higher in Delaware County than the state average – and rising.⁶ The asthma rate for Delaware County overall is 6%, while according to EJScreen the average rate in the target communities is 13%, with rates in some census tracts in Chester as high as 15% The primary contaminant of concern with former dry cleaners is tetrachloroethylene (PCE), the solvent used by about 85% of U.S. dry cleaners. PCE can contaminate soil, groundwater, and air, has been shown to impact the central nervous system, liver, kidneys, blood, and immune system, and was classified as a likely human carcinogen in 2010.

(3) Environmental Justice:

⁴ Examination of Health and Public Health Service Delivery in Delaware County, Pennsylvania. 20 July 2020. Johns Hopkins Bloomberg School of Public Health, under contract with the Delaware County Council.

⁵ Ibid

⁶ PA Department of Health, County Health Profile, accessed October 2023.

(a) Identification of Environmental Justice Issues: The I-95 corridor in Delaware County is home to two of the highest air polluters in the Philadelphia region – Philadelphia International Airport (PHL) and the Covanta Delaware Valley waste-to-energy incinerator.⁷ Coupled with manufacturing facilities such as the Kimberly-Clark paper mill, a sewage sludge incinerator, the chemical plants and GHG emissions from high levels of truck traffic, the EJ Screen indicators confirm the target communities in the corridor fall in the high percentiles for Air Toxics Cancer Risk and Air Toxics Respiratory Hazard versus the US. The City of Chester – the largest of the cities/boroughs – ranks in the 85th -96th percentile for all 13 of the EPA EJ Indexes compared to the US, Trainer is above the 86th percentile for 9 of the 13, and Darby is above the 86th percentile for 10 of them. Marcus Hook is in the 86th percentile for proximity to Superfund sites and RMP facilities. Brownfields along the Delaware River and its tributaries have the added danger of flooding, increasing the public health risk of dangerous contaminants being washed into homes and businesses. According to RiskFactor.com, there are 1,707 properties in Chester that have greater than a 26% chance of being severely affected by flooding over the next 30 years. This represents 25% of all properties in Chester. While the industrial facilities are pursuing strategies to minimize their environmental impact and some, like Covanta, claim that 99.9% of “their emissions are normal components of air,” the community believes and experiences otherwise.⁸ Communities like Chester City have been fighting environmental justice battles for decades. “Dirty” industrial uses along the Delaware River which are essential to the regional economy and unlikely to move operations anytime soon, have resulted in population loss, low property values and large amounts of abandoned housing and main street businesses within their shadow.

(b) Advancing Environmental Justice: The proposed project intends to mitigate this trend for the vulnerable residents that remain by targeting Justice40 census tracts, engaging the neighborhoods in identifying desired community development activities, assisting with the acquisition, sale and redevelopment of vacant and abandoned properties, minimizing displacement and facilitating the conversion of some lots to green space, particularly to provide safe access and resiliency to the Ridley Creek, Cobbs Creek and the Delaware River. EPA’s EnviroAtlas indicates mid to high levels of arsenic, benzene, butadiene, and naphthalene air toxics in Delaware County as a whole, and in the City of Chester, lead, diesel, and PAH / POM air toxics are also high. Mid to high total annual oxidized nitrogen and sulfur deposition add to the environmental burden. All these substances pose elevated cancer and respiratory risks to residents. The Climate and Economic Justice Screening Tool (CEJST) for the 28 disadvantaged census tracts illustrates burdens of Health, Housing and Workforce Development rise to the top:

Category	Number of census tracts	Burdens (Meets or Exceeds CEJST benchmarks)
Climate change	1	High expected building loss rate AND low income
Energy	9	High household energy costs and/or PM2.5 in the air, AND low income
Health	28	High rates of asthma, diabetes, and/or heart disease, low life expectancy, AND low income
Housing	21	Historic underinvestment, high housing costs as % of household income, and/or lack of green space, lead paint, AND low income
Legacy Pollution	16	Proximity to hazardous waste facilities, RMP facilities, Superfund sites, and/or formerly used defense sites, AND low income

⁷ Energy Justice Network, “Philadelphia: Burning Trash is NOT the Answer”, May 8, 2019.

⁸ WHY?, ““We want to live. They want to burn trash”: Chester residents raise environmental racism concerns over incinerator with Covanta” May 3, 2021.

Transportation	8	Diesel particulate matter exposure, transportation barriers, and/or high traffic proximity and volume, AND low income
Waste and Wastewater	10	Underground storage tanks and releases, wastewater discharge, AND low income
Workforce Development	28	Linguistic isolation, low median income, high poverty, and/or high unemployment AND low educational attainment levels

b. Community Engagement

i. & ii. Project Involvement & Project Roles: A Brownfields Advisory Committee (BAC) for the proposed project will be established to provide networks for community outreach, information sharing and feedback on site prioritization and reuse plans. This group, several of whom are currently serving on the Land Bank Task Force, already have familiarity with the overall needs and goals for this project. The BAC will meet every six months for the duration of the project.

Partner Name	Point of Contact	Specific Role in the project
Delaware County Consortium of Governments	George Needles, COG Vice President; Township Manager Upper Chichester Township 610-485-5881 GNeedles@upperchitwp.org	Facilitate intermunicipal cooperation; provide a forum for all 49 municipal officials to nominate/ discuss priority sites
Delaware County Coastal Zone Task Force	Bruce Dorbian, Chairman 610-485-1341 bdorbn@marcushookboro.org	Assist with public outreach and input for waterfront projects
Riverfront Alliance of Delaware County	Lisa Gaffney, Exec. Director 610-447-7861 lgaffney@delcoriverfront.com	Advocacy group for economic and social development and expansion of public green space on Delaware River
William Penn School District	Dr. Eric J. Becoats, Superintendent 610-284-8005 x1236, ebecoats@wpsd.k12.pa.us	Assist in community outreach in Aldan, Colwyn, Darby, East Lansdowne, Lansdowne, and Yeadon Boroughs
Interboro School District	Bernadette Reiley, Superintendent 610-461-6700 x1124 bernadette.reiley@interborosd.org	Assist in community outreach to families and neighborhood leaders in Tincum Township, Norwood, Prospect Park, Essington, and Lester
Multicultural Community Family Services	Portia Kamara, Exec. Director 484-461-8660 pkamara@mcfcsorg.com	Engage vulnerable community members in Darby/Upper Darby; assist with distribution of meeting invitations
Habitat for Humanity	Rebecca Cain, CEO 610- 278-7710 rcain@habitatmontdelco.org	Provide input on local assets and challenges; facilitate community participation from network

iii. Incorporating Community Input: In addition to accessing the expertise and networks of the Brownfields Advisory Committee, the RDA will solicit direct community input on two levels: 1) Outreach to build county-wide general awareness of brownfields, the land bank and its brownfields assessment program through presentations, community events and public meetings (a hybrid of virtual and in-person) and 2) Deep dive neighborhood-driven planning to elicit reuse considerations for targeted sites. In this manner, the RDA will have a real time platform for capturing and addressing community concerns. As an early deliverable in the grant, we will develop a detailed Community Relations Plan to guide our outreach goals for inclusivity and participation. For example, fact sheets and meeting notices developed and distributed widely to local leaders and community groups across the county will be augmented with versions and

distribution channels such as texting, social media posts and hand-delivered notices tailored to the language and communications barriers of the targeted 28 Justice40 communities.

3. TASK DESCRIPTIONS, COST ESTIMATES AND MEASURING PROGRESS

a. Description of Tasks/Activities and Outputs

Task 1 – Programmatic Expenses
<i>i. Project Implementation:</i> Activities completed under this task include EPA reporting, management of site assessments and planning activities, and travel and training. Competitive procurement will be conducted for a grant manager with experience in the implementation of EPA Brownfield Grants, a certified land use planning consultant and environmental consultants to conduct the Phase I and Phase II assessments, in accordance with all applicable procurement and environmental requirements. Additional in-kind funding of up to \$60,320 for RDA’s project manager oversight over 4 years will be provided.
<i>ii. Anticipated Project Schedule:</i> 10/1/2024- 9/30/2028
<i>iii. Task/Activity Lead:</i> RDA Executive Director, with help from grant management consultant.
<i>iv. Output(s):</i> RFP for grant consultant and environmental consultant (1), quarterly reports (16), MBE-WBE reports (4), ACRES reporting (15 sites), FFRs (4), grant closeout (1), and 2 training seminars/conferences attended, such as the National Brownfields Conference.
Task 2 – Community Engagement
<i>i. Project Implementation:</i> Activities will include engaging community stakeholders as discussed in the Community Engagement section above. Costs associated with this task include provision of meeting notices and materials, distribution of materials to residents, development of a Community Relations Plan and attendance at meetings. The procured environmental consultant will participate in community meetings to explain assessment efforts and results. RDA project manager and County Planning Department staff time will be provided as in-kind funding estimated at \$30,160.
<i>ii. Anticipated Project Schedule:</i> 10/1/2024- 9/30/2028
<i>iii. Task/Activity Lead:</i> RDA project manager with procured consultant.
<i>iv. Output(s):</i> Community meetings; maps, handouts, and other meeting materials; meeting minutes; Community Relations Plan (1).
Task 3 – Brownfield Inventory
<i>i. Project Implementation:</i> Activities to be conducted include a county-wide inventory overlay of Sanborn maps for targeted Justice40 areas using to flag prospective sites that were formerly industrial as a screening mechanism to ID sites. Results will be captured in a GIS database by the County GIS department. The RDA project manager’s efforts will be provided as an in-kind contribution.
<i>ii. Anticipated Project Schedule:</i> 1/1/25 – 9/30/25
<i>iii. Task/Activity Lead:</i> Environmental consultant overseen by the RDA project manager
<i>iv. Output(s):</i> GIS database of County-wide inventory of likely brownfields
Task 4 – Site Assessment Activities
<i>i. Project Implementation:</i> Activities to be conducted include conducting Phase I studies on fifteen (15) target area sites. Phase II assessments will be conducted on the three (3) priority sites described in 1.a.ii. This work will include preparation of site-specific Quality Assurance Project Plans (QAPPs) and Phase II Workplans to be submitted to EPA for review prior to the beginning of any field activities. The assessments will comply with the most current local, state, and federal standards. The RDA project manager efforts to oversee this task will be provided as an in-kind contribution valued at \$30,160
<i>ii. Anticipated Project Schedule:</i> 6/30/25 – 6/30/28
<i>iii. Task/Activity Lead:</i> Environmental consultant overseen by the RDA project manager
<i>iv. Output(s):</i> Phase I Reports (15); QAPPs (3) Workplans (3), and Phase II reports (3)
Task 5 – Reuse Planning
<i>i. Project Implementation:</i> Eight neighborhoods in Justice40 census tracts will participate in a mini-charette process already piloted in Upper Chichester which will provide hyper-local grassroots mechanism to address brownfields affecting the community. This planning effort will be conducted in

parallel to the performance of assessment activities. The RDA will collaborate with the Delaware County Planning Department, the public and any interested community groups to promote participation and obtain public feedback. The RDA project manager efforts will be provided as an in-kind contribution.

ii. Anticipated Project Schedule: 10/01/25- 9/30/28

iii. Task/Activity Lead: Planning consultant overseen by the RDA project manager

iv. Output(s): Community-driven plans for eight Justice40 neighborhoods, identifying catalyst brownfield site(s) and short-term 3-5-year action steps.

b. Cost Estimates

Budget Categories	Project Tasks					Total
	Task 1	Task 2	Task 3	Task 4	Task 5	
	Programmatic Expenses	Community Engagement	Brownfield Inventory	Site Assessment Activities	Site Reuse Planning	
Personnel	\$20,000					\$20,000
Fringe Benefits	\$5,000					\$5,000
Travel	\$3,000					\$3,000
Equipment						\$0
Supplies		\$1,000			\$2,500	\$3,500
Contractual	\$20,000	\$12,000	\$20,000	\$264,000	\$138,000	\$454,000
Other -			\$5,000		\$9,500	\$14,500
Total Direct Costs	\$48,000	\$13,000	\$25,000	\$264,000	\$150,000	\$500,000
Indirect Costs						
Total Federal Funding	\$48,000	\$13,000	\$25,000	\$264,000	\$150,000	\$500,000
Cost Share			\$0	\$0		\$0
BUDGET TOTAL	\$48,000	\$13,000	\$25,000	\$264,000	\$150,000	\$500,000

Task 1 Programmatic Expenses:	
Personnel: Project Manager expenses 4 years @ \$5000/year	\$20,000
Fringe: Project Manager expenses 4 years @ 25% of Personnel costs	\$5,000
Travel: Attendance at two conferences @ \$1500/conference	\$3,000
Contractual: Grants Management Consultant 4 years @ \$5,000/year	\$20,000
Task 2 Community Outreach:	
Contractual: Consultant for community outreach 4 years est. @\$2,750/year	\$11,000
Contractual: Consultant development of Community Relations Plan est. @\$1,000	\$1,000
Supplies: maps, handouts, brochures, etc. est. 4 years @ \$250/year	\$1,000
Task 3 Brownfield Inventory:	
Contractual: Consultant for Sanborn inventory	\$20,000
Other: GIS database services from County Planning Department	\$5,000
Task 4 Site Assessments/Remedial Investigations:	
Contractual: Fifteen sites est. @ \$7,600/site	\$114,000
Contractual: Three sites est. @ \$50,000/site	\$150,000
Task 5 Reuse Planning	
Contractual: Eight mini-charrettes @ \$17,250	\$138,000
Supplies: maps, handouts, meeting supplies; web/social media	\$2,500

Other: GIS/planning services from County Planning Department	\$9,500
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c. Measuring Environmental Results: RDA’s contracted grant manager will monitor all work funded under this project and will pay careful attention to tracking important EPA outcomes, including the number of community meetings; number of acres assessed; funding leveraged and other ACRES metrics. This will enable the RDA to track, measure and evaluate progress towards achieving the project outputs listed in section 3.a above. This information will then be recorded utilizing EPA’s ACRES system. In addition, the RDA will also monitor project progress through documentation provided by all contractors and consultants, and it will provide this information to the EPA project officer through quarterly reports, and regular correspondence.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a Programmatic Capability

i-ii. Organizational Capacity and Structure: Formed by Delaware County Council in 1990, the Delaware County Economic Development Oversight Board (EDOB) is charged with encouraging economic development in the county through facilitating the retention of existing companies and assisting in the formation and attraction of new businesses. The EDOB is the management authority for all of the other agencies under the Delaware County Commerce Center, including the RDA. The RDA acts as the vehicle for condemnation and development within the county. In certain circumstances, it has the power of eminent domain for private development. It also administers the county Brownfield’s pilot program.

iii. Description of Key Staff: Laura Goodrich Cairns, RDA’s Executive Director has 20 years of experience in economic development projects representing more than \$5 billion in private investment. She has administered \$19 million in four (4) rounds of grant funding to help sustain the small business community during the COVID pandemic closures in 2020. She also has successfully administered 23 Pennsylvania Redevelopment Assistance Capital Program (RACP) grant awards totaling over \$51.72 million. Stella Economidis-Stefanidis, CPA supports the Executive Director on all finance functions, and Rainier and Company conduct annual audits of the Authority. The RDA will be supported with services from Delaware County, namely Senior Planner Anne Stauffer and Julie Del Muto, Manager of the Office of Data and Mapping Innovation. Additional time required to implement the project will be provided in-kind.

iv. Acquiring Additional Resources: The RDA will procure an experienced grant management consultant and a QEP to assist with project implementation, as described in Section 3 above, through a competitive process in conformance with 40 CFR 31.36.

b. Past Performance and Accomplishments

i. Currently Has or Previously received an EPA Brownfield Grant

This past year, RDA was pleased to be awarded a 2023 Revolving Loan Fund for \$1 million with the grant period of 10/1/2023 to 9/30/2028.

- (1) Accomplishments: RDA is in the process of procuring a QEP to assist with the programmatic launch of the RLF program.
- (2) Compliance with Grant Requirements: RDA is in its first reporting quarter of the EPA RLF grant. The RDA has an excellent, established track record for full compliance with all terms and conditions for the grants we have managed evidenced by the multiple awards from the PA RACP. We pay strict attention to the schedule, meeting project goals and outcomes, financial management and reporting requirements. The RDA is aware of the programmatic requirements involved in successfully managing an EPA grant and will dedicate the resources required for a successful outcome.



**REDEVELOPMENT AUTHORITY OF THE COUNTY OF DELAWARE
PENNSYLVANIA**

EPA Community-Wide Assessment Grant Proposal

Threshold Documentation

THRESHOLD CRITERIA

1. **Applicant Eligibility:** The Redevelopment Authority of Delaware County (RDA) was created by County Legislature and affirms that the organization is eligible for funding. Please see attached documentation. RDA is not exempt from Federal taxation under section 501(c)(4) of the Internal Revenue Code.
2. **Community Involvement:** A Brownfields Advisory Committee for the proposed project will be established to provide networks for community outreach, information sharing and feedback on site prioritization and reuse plans. This group, several of whom are currently serving on the RDA's Land Bank Task Force, already have familiarity with the overall needs and goals for this project. The Brownfields Advisory Committee will meet every six months for the duration of the project.

In addition to accessing the expertise and networks of the Brownfields Advisory Committee, the RDA will solicit direct community input on two levels: 1) Outreach to build county-wide general awareness of brownfields, the land bank and its brownfields assessment program; and 2) Deep dive neighborhood-driven planning to elicit reuse considerations for targeted sites. In this manner, the RDA will have a real time platform for capturing and addressing community concerns. As an early deliverable in the grant, we will develop a detailed Community Relations Plan to guide our outreach goals for inclusivity and participation. For example, fact sheets and meeting notices developed and distributed widely to local leaders and community groups across the county will be augmented with versions and distribution channels tailored to the language and communications barriers of the targeted 28 Justice40 communities.

3. **Expenditure of Existing Grant Funds:** The Redevelopment Authority of Delaware County does not have an open Assessment Grant or Multipurpose Grant. Therefore, the RDA affirms that it is eligible to apply for Assessment Grant funding under this solicitation.
4. **Named Contractors and Subrecipients:** The Redevelopment Authority of Delaware County has not procured/named a contractor or subrecipient.