

County of Cameron
 20 East 5th Street
 Emporium, PA 15834
 Tele: 814/486-2315 TDD: 711
 Fax: 814/486-3176
camcocomm@cameroncountypa.com

Cameron County Commissioners
Lori J. Reed, Chair
James D. Moate
Ann M. Losey

Solicitor, **Edwin W. Tompkins III**

RE: FY2024 EPA Brownfields Assessment Coalition Grant Application

Cameron County, Pennsylvania is pleased to submit this proposal for FY2024 Brownfields Assessment Coalition Grant Funding. Below we provide the information requested.

1. Applicant Identification:

Cameron County, Pennsylvania
 20 East 5th Street
 Emporium, Pennsylvania 15834

2. Funding Requested:

- (a) Assessment Grant Type: Assessment Coalition
 (b) Federal Funds Requested: \$1,500,000

3. Location: This grant application is for the North Central Region of Pennsylvania which encompasses the following:

- (a) Townships/Boroughs: Borough of Emporium, Shippen Township, Lawrence Township, Clearfield Borough, Austin Borough
 (b) County: Cameron, Clearfield, Potter
 (c) State or Reservation: Pennsylvania

4. Coalition Members' Target Area & Priority Site Information:

Lead Coalition Member: Cameron County

Target Area Name	Census Tract (CT) Number(s)	Priority Site Address(es)
Cameron County		
Cameron County, CT 9602	42023960200	1. Lewis and Hockenberry: Clear Creek Road (Parcel #7-08-0-185-001-000), Shippen, PA 15834
	42023960200	2. Picric Flats: 1043 Rich Valley Rd, Shippen, PA 15834
Borough of Emporium (Coalition Member #1)		
Borough of Emporium, CT 9601	42023960100	1. Former Sylvania Taylor St. Site: Taylor Street (Parcel #2-55-A-001-001-EX-000) Emporium, PA 15834
	42023960100	2. 4th Street School: 222 E 4 th Street, Emporium, PA 15834
	42023960100	3. Caldwell Corporation: 116 W. 2nd St, Emporium, PA 15834
The North Central Pennsylvania Regional Planning and Development Commission (North Central) (Coalition Member #2)		
Clearfield County, CTs 3306 and 3313	42033330600	1. 438 River Road, Clearfield, PA 16830
	42033330600	2. 1924 Daisy St. Ext. Clearfield, PA 16830
	42033331300	3. 211 Chester Street Clearfield, PA 16830
Northern Tier Community Action Corporation (NTCAC) (Coalition Member #3)		
Potter County, CT 9504	42105950400	1. Bayless Paper Mill, Austin Borough

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5. Contacts:

(a) Project Director:

Name: Cliff Clark, Cameron County Office of Community and Economic Development and Executive Director, Cameron County IDA

Phone: (814) 486-3439 | Email: | Email: cclark@cameroncountypa.com

Mailing Address: 20 East 5th Street, Emporium, PA 15834

(b) Chief Executive/Highest Ranking Elected Official:

Name: Lori J. Reed

Phone: (814) 486-2315 | Email: lreed@cameroncountypa.com

Mailing Address: 20 East 5th Street, Emporium, PA 15834

6. Population:

- Population of Target Areas:
 - Cameron County, CT 9602: 2,555
 - Borough of Emporium, CT 9601: 2,056
 - Clearfield County, CTs 3306 and 3313: 7,562
 - Potter County, CT 9504: 2,995

7. Other Factors:

Other Factors Criteria	Page #
Community population is 10,000 or less.	1
The applicant is, or will assist, a federally recognized Indian tribe or United States Territory.	
The priority site(s) is impacted by mine-scarred land.	
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	2, 3
The priority site(s) is in a federally designated flood plain.	2, 3
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	3
The reuse of the priority site(s) will incorporate energy efficiency measures.	4
The proposed project will consider climate adaptation/mitigation capacity and resilience to protect residents and community investments.	
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 sites within the target areas.	
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.	

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8. Letter from the State or Tribal Environmental Authority: A letter of acknowledgement from the Pennsylvania Department of Environmental Protection is attached.

9. Releasing Copies of Applications: Not applicable.



November 1, 2023

Mr. Cliff Clark, Director
Cameron County Office of Community and Economic Development
20 East 5th Street
Emporium, PA 15834

RE: U.S. EPA Brownfields Grant Proposal | State Letter of Acknowledgement
Cameron County Office of Community and Economic Development
Cameron County, Pennsylvania

Dear Mr. Clark:

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 Cameron County Office of Community and Economic Development application for a US EPA Brownfields Assessment Coalition Grant in the amount of \$1.5 million to conduct Phase I and Phase II Environmental Site Assessments, Reuse/Cleanup Planning and community involvement activities for sites within the coalition members including the Borough of Emporium, the North Central Pennsylvania Regional Planning and Development Commission, and the Northern Tier Community Action Corporation, Cameron County.

The county'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 Cameron County Office of Community and Economic Development and U.S. EPA Region 3 on this project.

If you have any questions, please contact John Gross by email at johnngross@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

1. PROJECT AREA DESCRIPTION & PLANS FOR REVITALIZATION:

1.a. Coalition Members, Target Areas, & Brownfields:

1.a.i. Coalition Members: To support revitalization of brownfields throughout North Central Pennsylvania (PA), **Cameron County, the grant applicant and Coalition lead**, has formed a Coalition with the **Borough of Emporium, The North Central PA Regional Planning & Development Commission (North Central)** and the **Northern Tier Community Action Corporation (NTCAC)**. The Coalition members collectively represent four discrete Target Areas (TAs) throughout **Cameron, Clearfield, and Potter Counties, the geographic boundary for this project**. The Coalition members were selected due to our ongoing efforts to address environmental justice (EJ) issues, socioeconomic and health conditions, housing shortages, and greenspace/historic preservation throughout the region. While our non-lead members lack capacity/resources to manage a grant on their own, together our Coalition builds upon strong and cohesive partnerships, and will prioritize the assessment, cleanup and reuse of brownfields to best address our regional challenges and goals. The four TAs, listed in order by each respective Coalition member, include: Cameron County's TA, Census Tract (CT) 9602 (pop. 2,555); the Borough of Emporium's TA, CT 9601 in Cameron County (pop. 2,056); North Central's TA, CTs 3306 and 3313 in Clearfield County (pop. 7,562); and Northern Tier's TA, CT 9504 in Potter County (pop. 2,995).

While North Central PA is rich in protected forestland and natural resources drawing tourism, this also limits available real estate and restricts our local and regional tax base, leaving no funding to address brownfields. Working with our Coalition members, local communities and strategic partners, Cameron County is uniquely positioned to lead a regional effort to address brownfields and pursue planning goals and economic development goals in our most impacted areas. To address our collective needs, eliminate funding gaps and fuel public-private partnerships, our Coalition is applying for \$1.5M of EPA Brownfield Assessment Coalition Grant (ACG) funding.

1.a.ii. Overview of Brownfield Challenges & Description of Target Areas: North Central PA covers a vast rural area of 5,086 square miles in the heart of the PA wilds. The region has a rich industrial history dating back to the 19th century when it was first settled due to abundant timber resources. The region experienced booms in the late 1800s and early 1900s due to expansion of the railroad system and discovery of oil. Industry continued to grow during the first half of the 1900s, and war munitions and explosives for the construction of the Panama Canal were produced here. Manufacturing continued to be the backbone of the region until declines began in the 1980s as a result of the widespread outsourcing of manufacturing work. Today, the region is struggling to navigate severe downsizing of our timber industry and closures of related facilities. These declines have resulted in abandoned buildings on former commercial and industrial sites, some of which had continual use for 100+ years. The vacant or underutilized brownfields range from former industrial facilities to small corner gas stations and auto repair facilities clustered throughout our small towns.

Despite massive declines in many of our resource products sectors, our region remains a popular destination for outdoor enthusiasts, given its mountainous terrain and natural resources. As a result, the region has had improved economic growth in recent years^a, however, aging populations have resulted in a labor shortage where there are more jobs than skilled employees and a lack of quality affordable housing to attract them. Regional planning and economic development strategies indicate that drawing employees and in turn business investment are critical to the region's success. This requires addressing the area's significant housing shortage. Restoration, redevelopment and adaptive reuse of our region's brownfields will serve as a catalyst for meeting these goals. Collectively, the TAs contain significant protected forested or park land, creating a lack of suitable land for housing due to restrictions associated with the protected land, further diminishing the potential tax base. Almost 40% of the region's available housing units were built in 1949 or earlier, resulting in a base of aging structures impacted with hazardous building materials such as asbestos and lead-based paint. Additionally, contamination associated with the long industrial history followed by a prolonged period of disinvestment, has created hurdles to revitalization.

While there are likely hundreds of brownfields scattered throughout our region, the Coalition has identified four priority TAs. These TAs have the highest concentrations of brownfields in close proximity to sensitive populations, including countless households suffering from higher unemployment and poverty levels:

^a Cameron County Comprehensive Plan, 2020.

- **The Cameron County TA** includes a primary focus on East and West Shippen Township (CT 9602), but it is inclusive of all then entire county outside of the Borough of Emporium TA (addressed below). Cameron is the least populated county in PA. It covers 395 square miles, contains three popular state parks, and is known as the land of endless mountains. Cameron County has one of the oldest populations in the state (with a median age of 50.6) which drives workforce and redevelopment challenges. Additionally, an aging housing stock in disrepair combined with seasonal vacation homes, it boasts a shocking residential vacancy rate of 52%.
- **The Borough of Emporium TA** is comprised of the entire borough (CT 9601). Covering less than one square mile, Emporium borders the Driftwood Branch Sinnemahoning Creek and is located in a federally designated flood plain. The Borough has a legacy of industrial operations including serving as home to the Incandescent Lamp Company, later known as Sylvania Electronics. This TA is a disadvantaged area^b, with lower income households exposed to impacts from legacy industrial operations, hazardous building materials, flood risks, and higher incidences of heart disease.
- North Central’s **Clearfield County TA** includes a focus on Lawrence Township and the Borough of Clearfield (CTs 3306 and 3313). Located along US Route 80, these areas are well situated for potential economic development. The priority brownfields are concentrated in Lawrence Township and the Borough of Clearfield. These lower income areas experience increased exposure to asbestos, lead paint, spills from underground storage tanks (USTs), and flood risks.
- Northern Tier’s **Potter County TA** includes a focus on the Austin Borough (CT 9504). It is home to the ruins of the former Bayless Paper Mill, which was destroyed by an historic dam break. There are preliminary plans to incorporate this historic site into a park; however, the borough has limited resources to conduct the necessary environmental site assessment and cleanup/reuse planning activities. Two additional areas within Potter County (CTs 9501 and 9502) are also considered disadvantaged, with lower incomes, lack of access to transportation, higher energy costs and flood risk.

1.a.iii. Description of the Priority Brownfield Sites: With over 200 years of heavy industry, hazardous substance and petroleum-impacted brownfields are scattered throughout our TAs and the region. Cameron County and our Coalition team members have developed a working list of brownfield sites to revitalize abandoned and derelict properties, return them to the tax rolls and put them back into productive use. Priority sites include a former school, an abandoned munitions factory, a former paper mill, and commercial and industrial building sites ranging in size from 0.1 acres to 91 acres. The list of brownfields shows our TAs have significant environmental justice impacts with residential neighborhoods built alongside early industrial corridors putting residences, schools and parks in very close proximity to former industrial, manufacturing and utility businesses which have become brownfields. The following table includes several priority redevelopment sites identified by the Coalition. Revitalization planning (see 1.b.i), has identified these sites as economic development catalysts for each TA. Our coalition understands that at least two sites in each member’s geographic boundary must be assessed and at least 80% of the funding for site-specific activities will be used in underserved communities.

¹	Priority Site ²	Site Description & Contaminants of Concern (COCs)	Funding Needs
Cameron County	Lewis and Hockenberry	Top priority abandoned and vacant former lumber yard located on Clear Creek Road (parcel# 7-08-185-001-000). On-site buildings are in poor condition. Potential COCs include wood preservatives, petroleum and regulated building materials (RBM).	Large scale Phase I/II ESA, RBM Surveys, reuse planning.
	Picric Flats	This property consists of 5 land parcels covering 91 acres just west of Emporium. Located in a 100-year flood plain the property was historically used for manufacturing munitions, dynamite and leather products and some foundations remain. COCs include metals, petroleum, semi-vocs, petroleum and RBMs.	Phase I/II ESA, RBM Surveys, reuse planning.

^b Climate and Economic Justice Screening Tool, October, 2023.

Emporium	Former Sylvania Taylor St. Site	A vacant wooded lot located covering 10.22 acres located on Taylor Street in the Borough known as the former Sylvania dump site. Potential COCs include solvents, petroleum, and RBM.	Large scale Phase I/II ESA, RBM Survey, site specific reuse planning.
	4 th Street School	Former high school and elementary education facility. Currently houses a 3-story building in need of renovation. COCs include petroleum and RBMs.	RBM Survey, reuse planning, RAP
	Caldwell Corporation 116 W. 2 nd St.	This property was formerly used by Sylvania for manufacturing radio tubes. It houses 2 dilapidated buildings that have been vacant for decades. Potential COCs include petroleum and RBMs.	Phase I/II ESA, RBM Survey, RAP, reuse planning.
North Central	438 River Road, Clearfield	Former Clearfield Vocational School on a 1.74 acre lot. Houses an unoccupied brick school building. Potential COCs include petroleum and RBM.	Phase I/II ESA, RBM Survey, RAP, reuse planning.
	1924 Daisy St. Ext. Clearfield	5-acre lot formerly used by PA DOT. Currently houses an unoccupied brick building with a 10K gal tank on-site. Potential COCs include petroleum and RBM.	Phase I/II ESA, RBM Survey, RAP, reuse planning.
	211 Chester Street Clearfield	1-acre parcel in the middle of the central business district. There is one building formerly used as a hardware store. Potential COCs include fertilizers and RBMs.	Phase I/II ESA, RAP, reuse planning.
NTCAC	Bayless Paper Mill, Austin Borough	Located along Freeman Run, 17-acre former paper mill site with numerous stone/brick and concrete structures and ruins created when a dam broke in 1911. Potential COC include petroleum, PCBs and RBM.	Phase I/II ESAs, RAP

¹Coalition member designating. ²prioritized by Coalition. RBM = Regulated Building Materials, COCs = Contaminants of Concern; ESA = Environmental Site Assessment; RAP = Remedial Action Plan.

1.a.iv. Identifying Additional Sites: The Coalition has completed a cursory review of brownfields in our region that identified several properties within and outside of our identified TAs where assessment and revitalization would have significant positive economic and social impacts. One of the initial steps of implementing our ACG funding will be to develop a region-wide brownfield inventory to supplement existing priority sites. Each community will be asked to participate, to nominate sites and develop the inventory. Sites will be mapped using GIS and a description of each site and key revitalization opportunities will part of the database. An additional feature will include digital overlay mapping of existing and proposed state/federal EJ and CEJ areas to identify and prioritize additional sites where assessment funding can best serve our communities. As part of our ACG management approach, a Brownfield Advisory Committee (BAC) will be formed to maximize community outreach engagement using the methods identified in section 2.b. Additional sites will be evaluated based on funding eligibility with priority given to sites located in underserved communities and disadvantaged CTs.

1.b. Revitalization of the Target Areas: 1.b.i. Reuse Strategy & Alignment with Revitalization Plans: The TA brownfield strategies align with projects/goals established during community engagement and development planning conducted for the North Central PA Housing Needs Assessment and Market Strategy 2022, the North Central Comprehensive Economic Development Strategy (CEDS) and Resiliency Plan (2022-2026), Long Range Transportation Plan, and the Cameron County Comprehensive Plan (an element of the Northern Pennsylvania Tri-County Plan), 2020. The TAs were chosen for the EPA ACG because they: **(a)** offer the most connectivity/support to recent investments, **(b)** support our most economically/environmentally disadvantaged neighborhoods; **(c)** include existing infrastructure; and **(d)** are the focus of recent planning initiatives. These factors provide a strong foundation for revitalization of our TAs and the potential to create housing, attract private investment, and focus revitalization on neighborhoods having the greatest social, economic, and EJ needs. Table 1 summarizes redevelopment strategies and local land use/revitalization plans for priority sites.

	Priority Site	Reuse Plans/Strategy	Alignment with Revitalization/Land Use Plans
Cameron County	Lewis and Hockenberry	Available acreage for housing, produce market and renewable (solar) energy.	Overall adaptive reuse to create new jobs, affordable housing and promote sources of renewable energy. Supports regional efforts to address housing shortage by creating healthy housing options.
	Picric Flats 1043 Rich Valley Rd.	Educational and recreational facility with greenspace in floodplain.	The site is in a 100-year floodplain. Supports goals of regional and local Comprehensive Plans to protect natural resources and promote greenspace management. Educational and recreation facilities have also been discussed.
Emporium	Former Sylvania Taylor St. Site	Trailhead for hiking, mountain biking trails	Supports goals of regional and local Comprehensive Plans to protect natural resources and promote greenspace management.
	4 th Street School	Community services building/multi-tenant housing/recreation center.	Supports goals of regional and local Comprehensive Plans to promote infill development and create housing and community services.
	Caldwell Corporation, Emporium	Existing manufacturer is interested in expanding their business. Residential units may also be an option.	Support regional goals to assist existing employers to grow and stabilize the manufacturing employment base.

North Central	438 River Road, Clearfield	Commercial/medical space.	Meets redevelopment goals to revitalize the property to support commercial use and create jobs.
	1924 Daisy St. Ext. Clearfield	Commercial/retail to support senior housing in the area.	Meets redevelopment goals to revitalize the property to support commercial use and create jobs.
	211 Chester Street Clearfield	Mixed commercial/residential	Support regional goals to address affordable housing shortage and create commercial space for businesses that will provide basic goods/services in underserved areas.
NTCAC	Bayless Paper Mill, Austin Borough	Available acreage for recreational space to promote local tourism.	Supports goals of local and Regional Comprehensive Plans to preserve and enhance our natural and historic resources.

1.b.ii. Outcomes & Benefits of Reuse Strategy: The Coalition’s revitalization plans are focused on vacant and underutilized sites and the project will not cause the displacement of residents or businesses. Redevelopment of our priority sites is anticipated to provide the following benefits:

Provide affordable, quality housing: Existing comprehensive plans focus on providing affordable housing for our residents and we feel this is a priority to attract commercial manufacturing and businesses to support our tourism market. We will continue to prioritize affordable housing in the **TAs** to address existing shortages and reduce cost burdening in our most disadvantaged areas.

Spur Economic Growth in Keystone Opportunity Zones (KOZs) and Federal Hub Zones: The project will spur economic growth in the area of Clearfield County where six KOZs are located and in the KOZs and Hub Zones located throughout our regional coverage area. Our coalition and strategic partners are actively marketing KOZ/Hub opportunities and looking at related funding for reuse in Clearfield and across our region. Completing ESAs, RBM Surveys, CAPS, and Reuse Plans for sites in KOZs/Hub Zones will be a catalyst for attracting new housing and commercial investment.

Create Jobs & Stabilize the Commercial/Manufacturing Employment Base: Returning former industrial sites to productive use, including the *Lewis and Hockenberry* and *Caldwell Manufacturing* sites will help to restore a critical employment base for these small communities. Attracting new employers to these sites and providing an opportunity for expansion for existing employers has the potential to create over > 50^c permanent jobs and restore critical tax revenues for small communities in North Central PA that have very limited sources of income. New employment opportunities will create a positive feedback loop that reduces poverty, cost burdening, and dependence on government programs by providing/maintaining quality, living wage jobs.

Support Adaptive Reuse & Energy Efficiency Projects in all Target Areas: Adaptive reuse of brownfields in all the TAs will highlight historic preservation, infill development, and sustainable building design. We will encourage the use of high-efficiency heating systems, replacement of single pane windows, electrical upgrades and other energy efficient measures and infrastructure in all of reuse/redevelopment projects.

Climate Adaption/Mitigation and Resiliency: Adaptive reuse of existing brownfield sites will direct revitalization away from undeveloped areas of our region that are vital to protecting our natural resources from flood related erosion, infrastructure overload agricultural loss. New building design will incorporate climate adaption and mitigation measures into all of our brownfield reuse and redevelopment projects.

1.c. Strategy for Leveraging Resources: 1.c.i. Resources Needed for Site Reuse: Cameron County and our partners have a track record of leveraging funding from state, private and federal sources (utility companies) to support our community revitalization goals. FY24 ACG funds will solidify a foundation for stimulating other funding resources for community revitalization. Assessment and reuse planning completed under the ACG will be integrated with regional planning efforts completed to date by our Coalition and strategic partners. This will position our Coalition to leverage the following additional funding sources to advance brownfields reuse.

Cameron County Office of Community and Economic Development: The Cameron County Office of Community and Economic Development administers the Cameron County Community Development Block Grant (CDBG) Program, the Cameron County Housing Rehabilitation (HOME) Program, and the Cameron County Business Loan Program. The CDBG Program provides federal funding for community projects on an annual entitlement basis

^c Job estimates based on the USEIA’s most recent employment estimates for industrial, commercial, retail, restaurant, and mixed-use spaces.

to Cameron County. Fundable projects must benefit a majority population of low-moderate income persons, eliminate a condition of blight, or meet a particularly urgent community development need.

Pennsylvania Department of Community and Economic Development (DCED) Programs: **a.) Industrial Sites Reuse Program (ISRP)** provides grant and low-interest loan financing to perform environmental site assessment and remediation at former industrial sites. Funding is available to public entities, private nonprofit economic development agencies, and organizations involved in the reuse of former industrial properties provided those entities did not cause or contribute to the contamination. Up to \$200K is available for assessment activities and up to \$100K is available for remediation. A 25% match is required for grants or loans under the ISRP program. **b.) Pennsylvania First Program (PA First)** is a comprehensive funding tool to facilitate increased investment and job creation within the commonwealth. Funding is available as grants, loans, and loan guarantees for machinery and equipment purchases; job training; infrastructure; land, and building improvements; environmental assessment and remediation; acquisition of land, buildings; working capital; and site preparation. PA First funding is available to businesses, municipalities, municipal authorities, redevelopment authorities, industrial development authorities or corporations, and local development districts. **c.) Business in Our Sites Program (BOS)** empowers communities to attract growing and expanding businesses by helping them build an inventory of ready sites. BOS provides funding as grants and loans for site development activities that are required to make a site shovel-ready. There is no maximum or minimum loan amount. BOS grants are available up to \$4M or 40% of the total combined grant and loan award, whichever is less. **d.) Flood Mitigation Program:** funds projects authorized by a flood protection authority, the PA Department of Environmental Protection (DEP), the U.S. Army Corps of Engineers (Corps) or the U.S. Department of Agriculture's Natural Resources Conservation Service (NRCS) or identified by a local government for flood mitigation are eligible for the program. Grants are awarded to eligible applicants for projects with a total cost of \$50K or more.

The Redevelopment Assistance Capital Program (RACP): is a Commonwealth grant program administered by the Office of the Budget for the design, acquisition, and construction of a regional economic, cultural, civic, recreational, and historical improvement project. RACP projects have a regional or multi-jurisdictional impact, and generate substantial increases or maintain current levels of employment, tax revenues, or other measures of economic activity.

EPA Cleanup Grants: If assessment activities identify remediation is necessary prior to redevelopment, EPA Brownfield Cleanup and Revolving Loan Fund Grants will be pursued.

1.c.ii. Use of Existing Infrastructure: Like many of the communities in the US the TAs need infrastructure upgrades including; water, sewer, broadband, highway, rail, and public transit access in the region to promote the greatest opportunity for reuse of brownfield sites. EPA brownfield funding will be used primarily to address priority properties with existing infrastructure service unlocking near term development and promoting revitalization in our most impacted neighborhoods. This will also provide opportunities to preserve the unique natural resources and history of our communities. The Clearfield and Emporium priority sites have existing sewer, water access, natural gas, electric and telecommunications with capacity to promote manufacturing reuse. The Commonwealth of Pennsylvania has demonstrated a commitment in recent years to bringing its critical infrastructure such as broadband (for all individuals in the state), transportation and utilities up to date.

2. COMMUNITY NEED & COMMUNITY ENGAGEMENT:

2.a. Community Need: 2.a.i. The Community's Need for Funding: The TAs are comprised of micro-communities which have populations <10k each, including the larger towns of Emporium (pop. 1,934), Clearfield (pop. 5,921), and Austin (pop. 530). The annual median incomes for Cameron County, Clearfield County, and Potter County (\$43,615, \$52,826, and \$50,944 respectively) fall significantly below the US (\$69,717) and PA (\$67,587) averages.^d Financial resources are limited for these communities with small, declining, and aging populations. Lower incomes and high rates of poverty further diminish local business revenues and taxes. With lower than average participation in the labor force and higher than state and US unemployment averages, the TAs have a limited local tax base to fund

^d Quick Facts, American Community Survey, 2022

environmental assessments and brownfield projects and the Coalition cannot draw upon other sources of funding without an EPA grant. The EPA ACG will provide the funding vehicle to fill the gap for completing brownfield activities necessary to promote redevelopment efforts in the Region.

Since 2000, populations in the TAs have declined, Cameron County most significantly by -23.9%, Potter County by -9.4%, Clearfield County by -3.4% (U.S. Census Bureau, Decennial Censuses, 2000-2020). While Pennsylvania’s statewide population is estimated to grow by 1.6% over the next three decades, county populations in the TAs are projected for further decline; Cameron (-9.7%), Potter (-9.3%), and Clearfield (-7.3%).^e A key finding of the above noted report is that aging of the Baby Boomer generation will have significant workforce ramifications over the next decade, especially in rural counties with high senior citizen populations. As illustrated in below, senior populations in the TAs are higher than PA and US averages.

Economic Distress Data for the County and Target Area										
Data Type	BROWNFIELD TARGET AREA					Cameron County	Clearfield County	Potter County	PA	US
	Cameron County		Clearfield County		Potter County					
	Emporium CT 9601	CT9602	CT 3306	CT 3313	CT 9504					
Total Population	1,934	2,555	3,006	2,985	2,995	4,418	77,904	16,748	13M	333M
Senior Population	21.8%	32.5%	15.1%	18.2%	21.6%	28.0%	20.5%	24.0%	18.2%	16.0%
Median Household Income	\$31,889	\$49,425	\$42,801	\$55,263	\$50,709	\$43,615	\$52,826	\$50,944	\$67,587	\$69,021
Poverty Rates	23.1%	11.0%	22.8%	17.8%	11.0%	16.1%	14.8%	13.4%	13.8%	11.5%
Disabled Persons (non-institutionalized)	24.5%	19.5%	22.6%	11.5%	18.1%	21.6%	19.5%	18.7%	11.8%	12.6%
Population not in Labor Force	44.2%	52.2%	39.3%	38.5%	44.6%	48.8%	45.9%	47.0%	37.0%	36.4%
Child/Youth Poverty Rate (age < 18 years)	40.3%	15.8%	25.3%	26.8%	11.1%	25.3%	22.9%	21.1%	16.4%	17.0%
Median Home Value	\$66,500	\$88,200	\$74,600	\$95,900	\$92,600	\$79,400	\$104,300	\$117,000	\$197,300	\$244,900

2021 Quick Facts and American Community Survey 5-yr estimates from American Fact Finder (factfinder.census.gov), Community and Economic Justice (10/18/23) and Environmental Justice (10/18/2023) Screening Tools. **Bold** indicates distress factors above or below (depending on factor) US averages. **Bold** and shaded indicates distress factors above or below (depending on factor) State averages. The above population and income characteristics point to distressed communities that must allocate their limited tax revenues to essential public safety and services for an aging demographic.

Along with population decline, the labor force and available jobs have shrunk in the TAs over the past decade. While the overall labor force has increased by 2.4% in Pennsylvania since 2013, Cameron County has decreased by 13%, Potter County by 9.9%, and Clearfield County by 7.7%.^g Business closures have instigated outmigration and contribute to an increase in the

Sensitive Population Categories ^f	Percentile in US Target Area			
	Emporium	Cameron	Clearfield	Potter
	Low Income Population	84	63	88
Sr. Population (age 64+)	73	91	48	75
Unemployment	90	77	67	65
Disabled Persons *	94	84	91	75
< high school Education	62	57	62	59

*Bold indicates distress factors ≥ 60th %tile. Shaded indicates distress factors ≥ 70th %tile. *see table from 2.a.i above*

number of vacant buildings in the TAs. In addition to mills and factories, store fronts have shuttered, and the TA communities have lost out on tax generation from these potential businesses. As tax revenue and population decreased, the tourism market continues to demand funding community services such as fire, police, health, transportation, and infrastructure. Without the use of ACG funds to supplement other sources, the TAs will not have the resources necessary to complete site assessments, reuse planning and cleanup plans

on our existing Brownfield properties and sites that could otherwise be used to meet critical needs like housing and commercial services will remain dormant.

2.a.ii. Threats to Sensitive Populations: 2.a.ii.(1) Health or Welfare of Sensitive Populations: The table below shows that multiple sensitive populations (low income, senior populations, and persons with disabilities) reside in the TAs. EPA’s EJSCREEN confirms the TAs have high levels of poverty and unemployment in comparison to

^e Pennsylvania Populations Projections 2050: A First Look prepared by Center for Rural Pennsylvania (October 2023), [link](#)
^f Generated using EPA Environmental Justice Screening (EJSCREEN) Tool (10/3/2023) and Climate Economic Justice Screen Tool 11/22/2022.
^g Pennsylvania Department of Labor and Industry, Labor Force Employment and Unemployment accessed 10/17/23 [link](#)

other regions of Pennsylvania and the US. CEJST and the PennEnviroScreen identifies census tracts in our Cameron (Emporium) and Clearfield County TAs as disadvantaged.

Welfare concerns in the TAs include proximity to abandoned mines, high flood risk, mining and coal mining activity, high energy costs, transportation barriers, low educational attainment, and proximity to Risk Management Plan facilities. As detailed in Sections 2.a.ii (2) & (3) below, **health concerns** in the TAs include asthma, lead poisoning, heart disease, cancer, lack of access to exercise opportunities, high rates of obesity and overweight residents, lack of access to health care providers and hospitals, and high incidences of chronic lower respiratory diseases. **Aging infrastructure and lack of safe and quality housing** must also be addressed. Between 48-84% of the housing stock in the TAs was built pre-1960 increasing potential exposure to RBMs. The ACG will help address the above challenges by returning brownfields to productive uses that **create jobs** for residents **in all the TAs** (reducing unemployment, poverty levels and need for public assistance), and **create quality, affordable housing** to support the goals of community revitalization plans.

2.a.ii.(2) Greater Than Normal Incidence of Disease & Adverse Health Conditions: Cameron and Clearfield Counties are ranked among the least healthy counties in Pennsylvania in health outcomes and factors (#53 and #52 respectively of 67 ranked counties in PA).^h The table below summarizes the Pennsylvania Department of Health, age-adjusted incidence rate per 100,000 by counties and reports that residents in the TAs are more likely to suffer from cancer, chronic lower respiratory disease, and heart disease. EPA EJSscreen provides further evidence for greater than normal rates of adverse health conditions. Incidences of asthma for all TAs are at percentiles > 60 and heart disease and cancer at percentiles >75.ⁱ Cameron County has the fifth highest incidence of cancer among the 67 counties in Pennsylvania.^j Chronic health conditions such as cancer and asthma are worsened by RBMs and household allergens such as dust, mold, and moisture that are commonly found in housing and commercial structures pre-dating 1960s.

Health Measures Estimates for Cameron, Clearfield and Potter Counties					
Health Measure Indicators	Cameron	Clearfield	Potter	PA	U.S.
Cancer Incidence (per 100,000) ¹	509	456	449	415	403
Lung and Bronchus Cancer (per 100,000) ¹	53.7	63.4	57.3	50.7	47
Chronic Lower Respiratory Disease Mortality (per 100,000)	40.8	41.2	55.7	35.3	35
Heart Disease – per 100,000	176.6	185.4	132.6	176.2	161.5

Bold and shaded indicates distress factors Pennsylvania and US rates. ¹Data provided by Pennsylvania Dept of Health Cancer Statistics Dashboard accessed 10/17/23. Specific data for Emporium not available: Emporium Borough is in Cameron County and represented by data.

The high percentage of pre-1960 housing and commercial structures correlates to a high exposure risk to RBMs, mainly lead paint and asbestos. According to EJSscreen, all the TAs have lead paint indicators >65th percentile and Clearfield County is the 74th percentile for RMP Proximity, meaning that residents live and work near facilities that use extremely hazardous chemicals that pose detrimental health and environmental impacts.^k

The TAs have a prevalence of buildings that were built before environmental regulations were enforced, and industrial activities such as lumber mills, electron/radio tube manufacturing, and coal utility facilities have all contributed to increased contaminants in the air, soil, and water. The priority sites in the Borough of Emporium is where our older population spent their lives working and were exposed to hazardous chemicals. Chronic exposure to brownfield-related contaminants such as solvents, petroleum products, and RBMs can increase lung cancer rates, liver disorders, neurological and immune system impacts, and skin disease. Redevelopment of the priority sites will aid in mitigating the cumulative exposure these sensitive populations experience. For example: removal of soil impacts will reduce exposure to hazardous substances from dermal contact and inhalation of vapors; removal of dissolved contaminants that threaten aquifers and surface water will reduce potential exposure to carcinogens; and abatement of asbestos from aging/decaying structures will reduce potential health impacts (asthma, mesothelioma and other respiratory diseases).

2.a.ii.(3) Environmental Justice: (a) Identification of Environmental Justice Issues: The TAs are comprised of rural, underserved communities with high concentrations of sensitive populations that include low-income

^h County Health Rankings & Roadmaps, 2023 accessed 10/18/23 [link](#)

ⁱ EPA EJSscreen, accessed 10/18/23

^j Pennsylvania Department of Health, Age-adjusted Incidence Rate per 100,000, by County, All Cancer Sites, Pennsylvania Residents, Invasive, 2016-2020 [link](#)

^k EPA EJSscreen, accessed 10/18/23.

adults and families, older adults, impoverished children and seniors, people with disabilities, and adults with low educational attainment that are disproportionately impacted by environmental burdens.

Communities in the TAs have impaired lakes and streams, hazardous water and storage facilities, and elevated flood and children’s lead risk. Residents in the TAs are diagnosed with asthma, heart disease, cancer, and chronic lower respiratory disease at rates far above the PA and US averages. Housing and infrastructure are substandard and aging, with nearly half of the housing built before environmental regulations were enforced, increasing the likelihood of exposure to lead and other environmental pollutants that contribute to poor health. As former manufacturing hubs, these communities are disproportionately impacted by environmental issues directly related to brownfield sites. Due to economic circumstances, the sensitive populations in the TAs lack financial resources to find safe housing and working conditions and are relegated to live near contaminated sites.

Climate Economic and Environmental Justice Indicators ¹	Percentile in US				
	Target Area				
	Emporium (CT9601)	Cameron (CT9602)	Clearfield (CT3306)	Clearfield (CT3313)	Potter (CT9504)
Lead Paint	88	73	71	67	60
Energy Costs	84	95	93	77	93
Flood Risk	92	94	84	91	94
Transportation Barriers	52	70	41	72	90
<i>Bold indicates distress factors ≥ 60th %tile. Shaded indicates distress factors ≥ 70th %tile. RMP=Risk Management Plan.</i>					

Among the priority sites in the TAs, two locations are in a CEJST^m disadvantaged community and two are in a PennEnviroScreen disadvantaged CT due to low median incomes of residents and high poverty. The Borough of Emporium TA and several census tracts in Clearfield County are located in

disadvantaged and underserved areas with high levels of environmental effects from oil gas wells, hazardous waste and storage sites, municipal waste, impaired lakes and streams, and mining.ⁿ EPA’s EJSCREEN Tool shows that these sensitive populations range between the 57th to 80th percentile (US average) for lead paint indicators and above the 90th percentile for risk management plans (RMP).^o

(b) Advancing Environmental Justice: The ACG will be used to assess environmental impacts related to brownfields in our TAs and identify remedial measures necessary to address threats at priority sites. A significant amount of ACG funds will be used to complete RBM surveys and remove asbestos/lead-based paint from structures in the TAs to support adaptive reuse and/or demolition at priority sites. The ACG will fill local funding gaps providing a vehicle for revitalizing brownfields in the TAs which will address longstanding environmental issues such as lead and asbestos exposure that are disproportionately impacting low-income, disabled, and elderly residents. The coalition will encourage the reuse of brownfields to advance EJ objectives with a focus on removing blight, providing safe, affordable housing, jobs and improving access to basic yet essential services such as transportation and broadband access to our most disadvantaged areas. The work will be completed without displacing residents and/or businesses in our underserved communities.

2.b. Community Engagement: The County has a record of working with our towns, villages, project partners and community stakeholders to form strong partnerships on our grant programs. Community involvement in planning and implementation ensures stakeholders have a voice in decision making so residents and businesses alike benefit from the revitalization of brownfields in their neighborhoods. Coalition partner NTCAC has a presence in numerous areas (not just the TAs) impacted by with EJ and CEJ factors and specializes in community engagement. NTCAC will assist with outreach efforts to maximize opportunities for underserved populations to have a voice in shaping their neighborhoods. As a foundation for community engagement, the coalition will form a BAC of stakeholders that best represent the community. The BAC will meet monthly to share project information, discuss site prioritization and selection strategies, share regional challenges and successes, and discuss revitalization and economic development opportunities. The County will advertise all engagement opportunities through public notices, email blasts to project partners, and through word of mouth in existing community networks. This toolbox of community engagement methods will allow stakeholders to provide informed feedback that can influence the next phase of work. Strong public

¹ Generated using EPA Environmental Justice Screening (EJSCREEN) Tool on 11/1/21.

^m Climate and Economic Justice Screening Tool, 10/18/23.

ⁿ PennEnviroScreen DEP, 10/23/23.

^o EPA EJScreen, accessed 10/19/23.

involvement will lead to community buy-in and more effective and representative redevelopment projects. Additional elements of the County’s community engagement plan will include:

- **Webpage & Fact Sheets:** The County webpage will inform the community on the brownfield project providing fact sheets, informative details about the site assessment and cleanup process and a streamlined approach to the site nomination process. Fact sheets will be updated to summarize FY24 ACG Grant accomplishments.
- **Meetings with Property Owners & Developers:** The BAC will conduct meetings with property/business owners and developers to solicit input and participation from potential end users and investors. Northern Tier will work with stakeholders, and government leaders to support disadvantaged community involvement.
- **Email & Newsletters:** A stakeholder distribution list will be created, and periodic emails will be sent out. Project partners will also communicate progress via regular meetings/organizational newsletters.
- **Special Events:** scheduled events, realtor meetings, bank officer tours and meetings with local Business Council and Chambers of Commerce and Rotary Clubs, are tools the County uses to capture busy parents, business owners and residents without regular access to the Internet. This provides stakeholders an avenue to provide meaningful input throughout the grant lifecycle.

2.b.i. Project Involvement and 2.b.ii Project Roles: The Coalition will work with numerous community partners to guide grant implementation and bring important community voices to the table. All our non-lead coalition members and many of the strategic partners have already confirmed their participation on the BAC and/or pledged valued support for the FY24 Grant. The public will have opportunities to suggest sites for assessment, investigation and reuse through monthly scheduled BAC meetings. Table 5 below provides a summary of project partners and their roles. Additional partners will be recruited throughout the project. With an outpouring of support, we anticipate many others to add value as project partners.

Table 5. List of Program Partners and Roles

	Partner Name	Organization Purpose	Point of Contact	Project Role
Civic	Cameron County IDA	Develop, promote, advance sustainable economic growth.	Matthew Ryan, Pres. [REDACTED]	Outreach, site selection, land use, revitalization, funding support.
	Cameron County Chamber of Commerce	Advancement of commercial, business, industrial, and civic interests of Cameron County.	Tina Johns Solak, Dir. cameronchamber@gmail.com	Marketing, locate entrepreneurs; BAC member, identify business opportunities.
	Cameron County Planning Commission	Oversight of subdivision and land development transactions to ensure compliance with local and Pennsylvania Planning Codes.	Jeffrey Ream, Chm. jream@jreamengr.com	Assist with identifying new opportunities for adaptive reuse and/or redevelopment.
Health	PA Department of Health	Promote healthy behaviors, prevent injury and disease, and assure safe delivery of quality health care for the people of PA.	Dr. Deborah L. Bogen, 717-787-9857	Outreach, site selection, evaluating health issues & planning
CBOs	Sylvan Heritage Council	Pursue sustainable economic growth in capitalizing on area’s natural resources and proud local history.	Chris Slusarick, Pres cslusarick@pa.gov	Promote community economic growth via brownfields identified and assessed by this grant. Community outreach.
	PA Great Outdoors Visitors Bureau	Promote Tourism, preserve natural resources/historical features of the region.	John Straitiff, Ex. Dir. john@visitpago.com	Promote Tourism, public education, outreach and area needs feedback.
	Crown Realty Services	Connect business to development opportunities.	Ann Horning, Owner ahorning@crownrealtypa.com	Promote new industrial, manufacturing and or housing development and outreach, financing services.

In addition to those listed here other strategic partners include boroughs within each represented county and TA, and other local Chamber of Commerce chapters and Planning Commissions.

2.b.iii. Incorporating Community Input: The County will utilize media outlets including local daily and weekly newspapers, cable access television, public libraries in the TAs, and regularly scheduled Town Board and BAC meetings to solicit community input. The County will also develop a project-specific webpage for providing program updates and surveys. Project fact sheets and other reference materials will be created for the project webpage and distributed at public facilities (e.g. libraries, community centers, churches, transit stations) and all literature will include a statement that citizens may request alternative formats or special accommodations. The County’s social media accounts will provide the public real time information about the project. Community meetings will be held during all phases of the project and will be accessible to those who rely on public transportation and will be held at ADA-compliant facilities in the TAs to ensure equal access to sensitive populations and residents. Special outreach efforts (e.g. translation services for non-English speaking and hearing impaired) will be also be used

as needed to provide equal access to project information. To reach the broadest audience possible, the Coalition will use the support of STEPS and our project partners to assist with distributing project-related information on their websites, social media pages, newsletters and other avenues. The Coalition anticipates hosting 12 BAC meetings/year and 3-4 neighborhood meetings/year. This outreach and our meetings, along with responses we have already observed in the TAs will provide an “information out, feedback in” process throughout the brownfield assessment, cleanup and redevelopment processes.

3. TASK DESCRIPTIONS, COST ESTIMATES, & MEASURING PROGRESS:

3.a. Description of Tasks/Activities & Outputs: The scope of work has been organized into the tasks below.

<p>Task 1 – Project Management, Reporting & Other Eligible Activities</p> <p>i. Project Implementation: The County will oversee Consultant (QEP) activities and manage the project in accordance with the terms and conditions established in the Cooperative Agreement (CA). At the County’s direction, the QEP will assist with compliance reporting (quarterly and final reports, ACRES updates, annual DBE and Financial Reports, etc.) and other eligible project activities identified in the CA Work Plan. With support from the QEP, the County will facilitate monthly check-in meetings with the Coalition. Up to six Coalition personnel will also attend one regional and one national brownfields-related conference.</p> <p>ii. Anticipated Project Schedule: Activities will be ongoing throughout the 4-yr period.</p> <p>iii. Task/Activity Lead(s): The County with support from the QEP.</p> <p>iv. Output(s): 16 Quarterly Performance Reports; 1 Final Performance Report; 4 DBE Utilization Reports; 4 Federal Financial Reports; ACRES updates within 30 days of site-specific activities; 4 Brownfield-related conferences; ~48 monthly check-in meetings.</p>
<p>Task 2 – Community Outreach & Site Prioritization</p> <p>i. Project Implementation: Our community outreach program will include a BAC comprised of the Coalition members, project partners (see 2.b.ii), property/ business owners, residents and other stakeholders. In addition to monthly meetings, the BAC will also hold stakeholder meetings 2-3x/year to review and prioritize nominated sites for grant funding. The priority sites identified via the brownfield inventory to be completed by Spring 2025 (see Section 1.a.ii) will be used by the BAC for prioritization in the first project quarter (1Q). The BAC will establish scoring criteria that will be applied to the inventory to rank sites and identify priority redevelopment opportunities that will provide the greatest socioeconomic benefits with an emphasis on disadvantaged and underserved communities. The inventory will be updated to derive an overall score for each site and the BAC will review the highest scoring sites to confirm the most strategic are prioritized. Refining the inventory will provide the County with a valuable tool that will be leveraged to inform assessment activities on this project and future projects. Additionally, a project-specific webpage and fact sheets will be posted on the County’s website and a Public Participation Plan will be developed during 1Q.</p> <p>ii. Anticipated Project Schedule: The project webpage and fact sheets will be prepared during 1Q. The BAC will be convened every month with the first meeting during 1Q. Additional stakeholder meetings will be held as needed.</p> <p>iii. Task/Activity Lead(s): The County will lead outreach to residents of the TAs with support from Coalition members and project partners (in-kind services). The QEP will facilitate stakeholder, BAC and public meetings and develop a Public Participation Plan. The Coalition and BAC will lead site prioritization efforts. The QEP will develop/maintain a focused inventory list of sites nominated/ prioritized.</p> <p>iv. Output(s): Project webpage & fact sheets; Public Participation Plan; 12 BAC meetings; 8 stakeholder meetings; Inventory of sites nominated & sites prioritized for funding.</p>
<p>Task 3 – Phase I/II ESAs & Regulated Building Material (RBM) Surveys</p> <p>i. Project Implementation: At least two priority sites selected by each Coalition member will be prioritized for assessment activities. We estimate 20 to 24 sites will be assessed under this project (the final total will depend on the number of sites for which more than one type of assessment activity is performed). The QEP will prepare Eligibility Determination (ED) requests for sites prioritized by the Coalition and BAC. The QEP will conduct Phase I ESAs for ~22 sites in accordance with the AAI Final Rule and the standards set forth in the ASTM E1527-21 Phase I ESA Process. The QEP will complete Phase II ESAs for ~16 sites and RBM Surveys for ~12 sites. Prior to initiating sampling or other field or laboratory investigation activities, the Consultant will develop a Master Quality Assurance Project Plan (QAPP) for EPA approval. The Consultant will also prepare Sampling and Analysis Plans (SAPs) and Health and Safety Plans (HASPs) for each site selected for a Phase II ESA and/or RBM Survey. The SAPs will be submitted to EPA for approval prior to fieldwork.</p> <p>ii. Anticipated Project Schedule: Year 1: 10 Phase I ESAs (priority sites), Master QAPP, 3 Phase II ESAs, 3 RBM Surveys Year 2: 6 Phase I ESAs, 6 Phase II ESAs, 3 RBM Surveys. Year 3: 4 Phase I ESAs, 5 Phase II ESAs, 3 RBM Surveys. Year 4: 2 Phase I ESAs, 2 Phase II ESAs, 3 RBM Surveys.</p> <p>iii. Task/Activity Lead(s): The QEP will lead technical activities at the direction of the County. Access Agreements will be secured by the County with support from the Coalition members.</p> <p>iv. Output(s): Up to 24 site eligibility requests; 22 Phase I ESAs; 1 Master QAPP; 16 Phase II ESAs (including SAPs); 12 RBM Surveys (including SAPs) and public meetings.</p>
<p>Task 4 – Cleanup/Reuse Plans & AWP</p> <p>i. Project Implementation: The QEP will prepare Analysis of Brownfield Cleanup Alternatives (ABCAs) and/or Remedial Action Plans (RAPs) for ~8 sites where contamination is confirmed. The QEP will prepare reuse plans, market studies, and/or redevelopment feasibility studies for ~6 sites to advance redevelopment and adaptive reuse of catalyst sites.</p> <p>ii. Anticipated Project Schedule: Year 1: 2 ABCA/CAP Year 2: 3 ABCA/CAPs, 2 Reuse Plan Year 3: 2 ABCA/CAPs, 2 Reuse Plans. Year 4: 1 ABCA/CAPs, 2 Reuse Plan.</p>

iii. Task/Activity Lead(s): The QEP will lead all technical activities at the direction of the County.

iv. Output(s): 8 ABCAs/CAPs; 6 Site Reuse Plans.

3.b. Cost Estimates: The following table provides a breakdown of estimated costs by task. An average rate of \$150/hr was used to calculate the cost for contractual services.

Category	Cost Basis & Assumptions
Task 1 – Project Management, Reporting & Other Eligible Activities	
Travel Total: \$22,400	
<ul style="list-style-type: none"> • 2 National Brownfields Conference: \$16,000 (\$2,000/person x 4 Coalition staff x 2 conferences) • 2 Regional/State Brownfields Conference: \$6,400 (\$800/person x 4 Coalition staff x 2 conferences) 	
Other Total: \$3,200 – conference registration fees; <i>Conference registration fees (\$200/person x 4 conferences x 4 personnel).</i>	
Contractual Total: \$40,500	
<ul style="list-style-type: none"> • 48 monthly check-in meetings: \$18,000 (60 hours x \$150/hr x 2 staff) • Compliance reporting: \$24,000 (160 hours x \$150/hr) 	
Task 2 – Community Outreach & Site Prioritization	
Contractual Total: \$46,350	
<ul style="list-style-type: none"> • Develop Project Fact Sheets, Webpage Content & Public Participation Plan: \$6,000 (40 hours x \$150/hr) • BAC Meetings (prepare materials [presentation, activity, posters, handouts, meeting notes/minutes, etc.] & facilitate meetings): \$15,600 (104 hrs x 150/hr) • Site prioritization activities & inventory of sites nominated: \$6,000 (40 hours x \$150/hr) • Update Brownfield Inventory/GIS Link with EJ Overlay Mapping: \$18,750 (125 hours x \$150) 	
Task 3 – Phase I/II ESAs & RBM Surveys	
Contractual Total: \$1,147,550	
<ul style="list-style-type: none"> • Site eligibility requests: \$9,000 (60 hours x \$150/hr) • Phase I ESAs: \$132,000 (22 x \$6,000/site) • Master QAPP \$6,550 • RBM Surveys: \$190,000 (4 complex sites @ \$25,000, 1 med. site @ \$20,000 and 7 @ x \$10,000/site)^(a) 	<ul style="list-style-type: none"> • Phase II ESAs: \$280,000 (8 sites x \$35,000/site)^(a,b) • Phase II ESAs: \$300,000 (6 sites x \$50,000/site)^(a,b) • Phase II ESAs: \$150,000 (2 sites x \$75,000/site)^(a,b) • Cleanup Plans: \$80,000 (8 sites x \$10,000)
<small>a. Costs include developing site-specific HASPs and SAPs to supplement the Master QAPP. b. We anticipate several priority sites will require medium/complex Phase II ESAs and budgeted for those (i.e. Willard former psychiatric hospital, 30 Virginia Street)</small>	
Task 4 – Cleanup/Reuse Plans	
Contractual Total: \$240,000	
<ul style="list-style-type: none"> • Areawide Planning: \$60,000 (Sustainable brownfield plan, market analysis, adaptive reuse) • Site Specific Reuse Plans: \$180,000 (6 sites x \$30,000/site) 	

A summary of the proposed budget for grant funded activities is in the following table. Please note grant funds are not requested for personnel, fringe benefit, equipment, supplies or other costs nor are grant funds requested for indirect costs. Therefore, these budget categories are not included in the table.

Budget Categories	Task 1: Project Mgmt, Reporting & Other Eligible Activities	Task 2: Outreach & Site Prioritization	Task 3: Phase I/II ESAs & RBM Surveys	Task 4: Cleanup/Reuse Plans	Total
Travel*	\$22,400	\$0	\$0	\$0	\$22,400
Contractual	\$40,500	\$46,350	\$1,147,550	\$240,000	\$1,474,400
Other**	\$3,200	\$0	\$0	\$0	\$3,200
Total Budget	\$66,100	\$46,350	\$1,147,550	\$240,000	\$1,500,000

*Travel costs for up to 4 Coalition personnel to attend 2 regional & 2 national brownfields-related conferences/training. **Conference registration fees (\$200/person x 4 conferences x 4 personnel).

3.c. Measuring Environmental Results: The status and estimated completion dates for **outputs** will be tracked and reported to EPA via Quarterly and Final Performance Reports and **ACRES** updates. Between meetings and reports, the following **outputs** will be tracked on a spreadsheet maintained by the County and its QEP: (1) # sites nominated; (2) # sites prioritized for funding; (3) # Phase I ESAs; (4) # Phase II ESAs; (5) # RBM Surveys; (6) # ABCAs/CAPs; (7) # site reuse plans; and (8) # community meetings. The anticipated **short- and long-term outcomes** identified in Section 1.b.ii (# jobs, # affordable residential units, # senior housing units, acres of greenspace created, etc.) will also be tracked and reported to EPA. Additionally, the County will continue to update ACRES property profiles beyond the life of the Grant to fully capture long-term outcomes. We will also track and evaluate the following outcomes: (1) # sites cleaned up (2) # sites for which off-site risks are identified; (3) # sites for which property title transfers are facilitated; (4) # adaptive reuse projects; (5) # sites and acres redeveloped; (6) # acres of parks/greenspace created; (7) private investment and other funding leveraged; (8) # housing units creating; and (9) # jobs created. By using the detailed tracking mechanisms described the County will be able to confirm the project is progressing as planned, monitor key performance indicators and addresses EPA and community objectives.

4. PROGRAMMATIC CAPABILITY & PAST PERFORMANCE:

4.a. Programmatic Capability: 4.a.i. Organizational Capacity: 4.a.ii. Organizational Structure: Cameron County will be the lead point of contact with EPA for all activities and tasks completed under this ACG. The County has the programmatic, administrative and financial capability/capacity to manage this grant. Our County project team members below all have significant grant management experience, will administer the grant and be accountable to EPA for management of the CA. The County will procure and oversee a QEP to implement technical activities. We will use a two-person management team to ensure timely completion of key milestones established in the CA. The County will execute a Memorandum of Agreement (MOA) with Coalition members to document the roles/responsibilities of each partner.

Cameron County will use a collaborative governance structure so Coalition member interests are represented. The BAC will include representatives from each Coalition member and include project partners, and community stakeholders. The BAC will guide site prioritization and assist with stakeholder outreach. The BAC will participate in monthly calls facilitated by the County Project Director and QEP to ensure clear project objectives are established for timely and successful expenditure of grant funds. As described in 3.a, grant funds will be used to conduct assessments at a minimum of two sites within each Coalition member's TA and at least 80% of the funding for will be used for sites in underserved communities.

4.a.iii. Description of Key Staff: Brief descriptions of key staff and their project roles are provided below.

Cliff Clark, Director, Cameron County Office of Community and Economic Development has a B.A. from Mercyhurst College and has served the County since 1997. Mr. Clark has obtained and administered 142 federal, state, and local grants totaling \$19M and packaged 74 loans totaling \$9M which have funded/financed over 450 individual projects.

Ann Losey, Cameron County Commissioner has > 25 years of experience working for various state agencies. She has administered the County's \$1M COVID Relief Grant and the County's \$880K ARPA Grant. In 2022, Ann obtained a \$360K grant through Senator Casey's Appropriations Fund for an upgrade to the Mid-Cameron Authority Water Treatment and Sewage facility.

Joshua Zucal Director of Marketing for Cameron County serves on the board for the Lumber Heritage Region (LHR) of Pennsylvania. Josh will assist with all phases of project marketing and outreach for the grant making shareholders in the region aware of brownfield opportunities in our communities.

4.a.iv. Acquiring Additional Resources: We will pursue a contractual relationship with a QEP experienced in environmental assessment and brownfields redevelopment to assist with inventory and prioritization, site assessment, community outreach, remediation and reuse planning, and other eligible programmatic activities. Procurement of the QEP will be done using a competitive qualifications-based bid process compliant with 40 CFR 31.36 following EPA's requisite Request for Proposal guidelines and procurement practices. Our QEP selection will include evaluating EPA grants the QEPs have helped manage; their understanding of grant processes and QAPPs and understanding/ability to help with community outreach and education.

4.b. Past Performance & Accomplishments: 4.b.ii. Has Not Received an EPA Brownfields Grant but Has Received Other Federal or Non-Federal Assistance Agreements: Cameron County receives annual federal/state funding for a variety of planning and economic development projects. Notable grants have included: (1) \$3.5M in Federal HOME Housing Rehabilitation grants, awarded every 1.5-2 years since 2000. (2) \$1M EDA grant as part of a \$11M upgrade to the wastewater treatment plant serving Emporium; and three \$99K USDA Rural Business Enterprise Grants establishing a second revolving loan fund for County businesses. The administrative and technical requirements to implement these projects are similar to those that will be completed using EPA ACG funding.

4.b.ii.(1) Purpose & Accomplishments: Over 160 homes have been rehabilitated under the HOME grants and this success helps serve the goals of our local comprehensive plans to provide more affordable housing to local residents and promote flourishing tourism in our region. The EDA grant was essential to successfully upgrading our wastewater treatment infrastructure in Emporium and \$1.6M in loans have been made from USDA Grants which has been vital to support local businesses.

4.b.ii.(2) Compliance with Grant Requirements: Cameron County successfully completed/complied with work plans, schedule, terms and conditions, and progress reports and met expected results on time for all grants. A review at completion showed requirements for each grant were completed on time and submitted in required formats via designated reporting portals. No corrective actions were required for the grants.

Threshold Criteria for Assessment Coalition Grants

1. APPLICANT ELIGIBILITY:

1.a. Applicant Type: County Government. As a County Government, Cameron County is a “general purpose unit of local government” as defined in 2 CFR 200.64 and, therefore, eligible to receive EPA Brownfields Assessment Grant funding.

1.b. Federal Taxation Exemption Status: Not applicable. (The County is not a 501(c)(4). As a unit of local government, the County is exempt from federal taxation.)

2. NUMBER & ELIGIBILITY OF NON-LEAD COALITION MEMBERS: Cameron County has formed a Coalition with three non-lead members, and each represent separate geographic areas (referenced as Target Areas) of the region where brownfield revitalization projects will be focused. The ***non-lead members include:*** the Borough of Emporium, The North Central Pennsylvania Regional Planning and Development Commission (North Central) and community-based organization (CBO) Northern Tier Community Action Corporation (NTCAC). These organizations were identified as key partners for the EPA Brownfield Assessment Coalition Grant project because of ongoing partnerships with the County and our collective goals of improving economic conditions, addressing housing shortages, making our communities safer, and preserving greenspace through infill development. The target areas are described below.

All three non-lead Coalition members are eligible applicants for EPA Brownfield Assessment Grants. Detailed eligibility information is provided below:

The ***Borough of Emporium, Pennsylvania*** is eligible to apply for grant funding under the criteria as a General-Purpose Unit of Local Government as defined under 2 § CFR 200.64.

Eligibility documentation for Borough of Emporium is provided below:

- The ***Borough of Emporium*** is a General-Purpose Unit of Government as defined under 2 § CFR 200.64. A Letter of Commitment to participation as a coalition member is provided in Attachment A.

The ***North Central Pennsylvania Regional Planning and Development Commission*** is eligible to apply for grant funding under the criteria as a nonprofit corporation as a 501(c)(3). North Central is a regional development organization that delivers a wide range of economic, community, infrastructure, human services, and technology programs for the north central region of Pennsylvania. The organization is not a part of or affiliated with any of the non-lead coalition members, is not under the control of Cameron County, and has its own board of directors and staff.

Eligibility documentation for North Central is provided below:

- A Letter of North Central’s Commitment to participate as a coalition member is provided in Attachment A.
- North Central’s IRS Determination of 501(c)(3) status can be found in Attachment B.

Coalition non-lead member ***Northern Tier Community Action Corporation (NTCAC)*** is eligible to apply for grant funding under the criteria as a nonprofit corporation as a 501(c)(3). NTCAC is a community based nonprofit organization 501(c)(3) serving the north central region of Pennsylvania. The organization is not a part of or affiliated with any of the non-lead coalition members, is not under the control of Cameron County, and has its own board of directors and staff.

Eligibility documentation for North Central is provided below:

- A Letter of North Central's Commitment to participate as a coalition member is provided in Attachment A.
- North Central's IRS Determination of 501(c)(3) status can be found in Attachment B.

3. TARGET AREAS:

The Target Areas for this grant application are provided below.

- Cameron County Target Area – Coalition Lead, Cameron County. The Target Area focuses on East and West Shippen Township but includes the entire County (excluding the Borough of Emporium addressed below) census tract 9602 (population 2,555). Contains multiple brownfield sites with priorities listed as Lewis and Hockenberry and Picric Flats where reuse promotes community goals of increasing housing and promote greenspace management, respectively.
- Emporium, Borough of Emporium, non-lead. The Target Area includes census tract 9601 (population 2,056). Contains numerous brownfield sites with priorities listed as the former Sylvania Taylor Street site, 4th Street School and Caldwell Corporation promotes the goals of regional and local Comprehensive Plans.
- North Central, Clearfield County, non-lead. The Target Area includes census tracts 3306 and 3313 (population 7,562). Contains multiple brownfield sites with priorities listed as 428 River Road, 1924 Daisy St. Ext. and 211 Chester Street where reuse promotes community revitalization goals.
- NTCAC, Potter County, non-lead. The Target Area includes census tract 9504 (population 2,995). The top priority site is the Bayless Paper Mill which support regional comprehensive plan to preserve and enhance natural and historic resources.

4. EXISTING BROWNFIELDS GRANTS TO NON-LEAD MEMBERS:

None of the non-lead coalition members have ever been awarded an EPA Brownfield Grant. Therefore, none of the non-lead members are a recipient of an open Cooperative Agreement for Brownfields Multipurpose, Assessment, Revolving Loan Fund, or Cleanup (MARC) Grant funding and none were awarded a MARC Grant that closed in 2016 or later.

5. COALITION AGREEMENT:

Letters of commitment confirming the membership of the Borough of Emporium, North Central and NTCAC in the Coalition are provided in Attachment A. Following grant award, Cameron County will create a Memorandum of Agreement (MOA) for the Brownfield Assessment Coalition Grant project in accordance with the terms and conditions issued by EPA for the FY24 Grant.

6. COMMUNITY INVOLVEMENT:

The Coalition is committed to a transparent and inclusive public process that actively engages project partners, stakeholders, and community members. As such, our Community Involvement Plan includes a comprehensive outreach approach that ensures citizens are given the opportunity to provide meaningful input that shapes the future of their community. Community involvement in planning and implementation ensures stakeholders have a voice in decision making so residents and businesses alike benefit from the revitalization of brownfields in their neighborhoods. Coalition partner NTCAC specializes in community engagement. NTCAC will assist with outreach efforts to maximize opportunities for underserved populations to have a voice in shaping their neighborhoods. As a foundation for community engagement the coalition will form a brownfield advisory committee (BAC) consisting of stakeholders that best represent the community. Other key elements of our plan include:

- **Webpage & Fact Sheets:** The County webpage will inform the community on the brownfield project providing fact sheets, informative details about the site assessment and cleanup process and a streamlined approach to the site nomination process. Fact sheets will be updated to summarize FY24 assessment coalition grant accomplishments.
- **Meetings with Property Owners & Developers:** The BAC will conduct meetings with property/business owners and developers to solicit input and participation from potential end users and investors. NTCAC will work with stakeholders, and government leaders to support disadvantaged community involvement.
- **Email & Newsletters:** A stakeholder distribution list will be created, and periodic emails will be sent out. Project partners will also communicate progress via regular meetings/organizational newsletters.
- **Special Events:** scheduled events, realtor meetings, bank officer tours and meetings with local Business Council and Chambers of Commerce and Rotary Clubs, are tools the County uses to capture busy parents, business owners and residents without regular access to the Internet. This provides stakeholders and avenue to provide meaningful input during the grant lifecycle.

7. EXPENDITURE OF EXISTING GRANT FUNDS:

Neither Cameroun County or any of the Coalition team members have an open EPA Brownfields Assessment Grant or Multipurpose Grant.

8. CONTRACTORS AND NAMED SUBRECIPIENTS:

- **Contractors:** Not applicable. (Contractor procurement will occur following grant award.)
- **Name Subrecipients:** Not applicable. (No subrecipients have been identified.)