



R02-26-A-019

CIUDAD DE SAN GERMÁN

HON. VIRGILIO OLIVERA OLIVERA

ALCALDE

IV.A. Applicant Information Sheet

1. Applicant Identification:

- a. **Municipality of San German, Puerto Rico**
P.O. Box 85 San German, P.R. 00683
(787) 892-3500

2. Website URL:

- a. [Ciudad de San Germán](#) | [San German](#) | [Facebook](#)

3. Funding Requested:

- a. Assessment Grant Type: Community-wide Assessment Grant
- b. Federal Funds Requested: \$500,000

4. Location:

- a. Municipality of San German
- b. San German
- c. Puerto Rico

5. Target Area and Priority Site/Property Information

- a. Target Area: Urban Center (UC)/PR-102 Corridor (PC)
- b. The Urban Center encompasses Census Tracts (CT) 8404 and 8405 and includes San German's historic urban core and former industrial belt. While the PR-102 Corridor is located within Census Tract 8406 and follows one of municipality's the most heavily traveled transportation routes. Due to their central location and major internal roadways, the UC and PC have high redevelopment potential and impact for San German.
- c. Priority Sites Addresses:
 - i. Digital Factory – Road 362, San German, PR 00683
 - ii. Former Hospital de la Concepcion – Ave. Universidad Interamericana (Antigua calle Luna) San German, PR 00683
 - iii. General Electric Factory – Urb. La Monserrate, San German, PR 00683
 - iv. LLC Factory – Urb. Retiro, San German, PR 00683
 - v. Sewing Factory – 102 Corridor, San German, PR 00683
 - vi. Barrio El Cotto Gas Station – 102 Corridor, San German, PR 00683
 - vii. Mountain View Gas Station – 102 Corridor, San German, PR 00683

6. Contacts:

a. Project Director:
 Karelys Vega Vargas, Director of Federal Programs
 Municipality of San German
 P.O. Box 85 San German, P.R. 00683
 (787) 892-3500
kvega@municipiodesangerman.com

b. Chief Executive/Highest Ranking Elected Official
 Virgilio Olivera Olivera
 P.O. Box 85 San German, P.R. 00683
 (787) 892-3500
volivera@municipiodesangerman.com

7. Population: Municipality of San German – 31,514 (2023 ACS 5-year Est.)

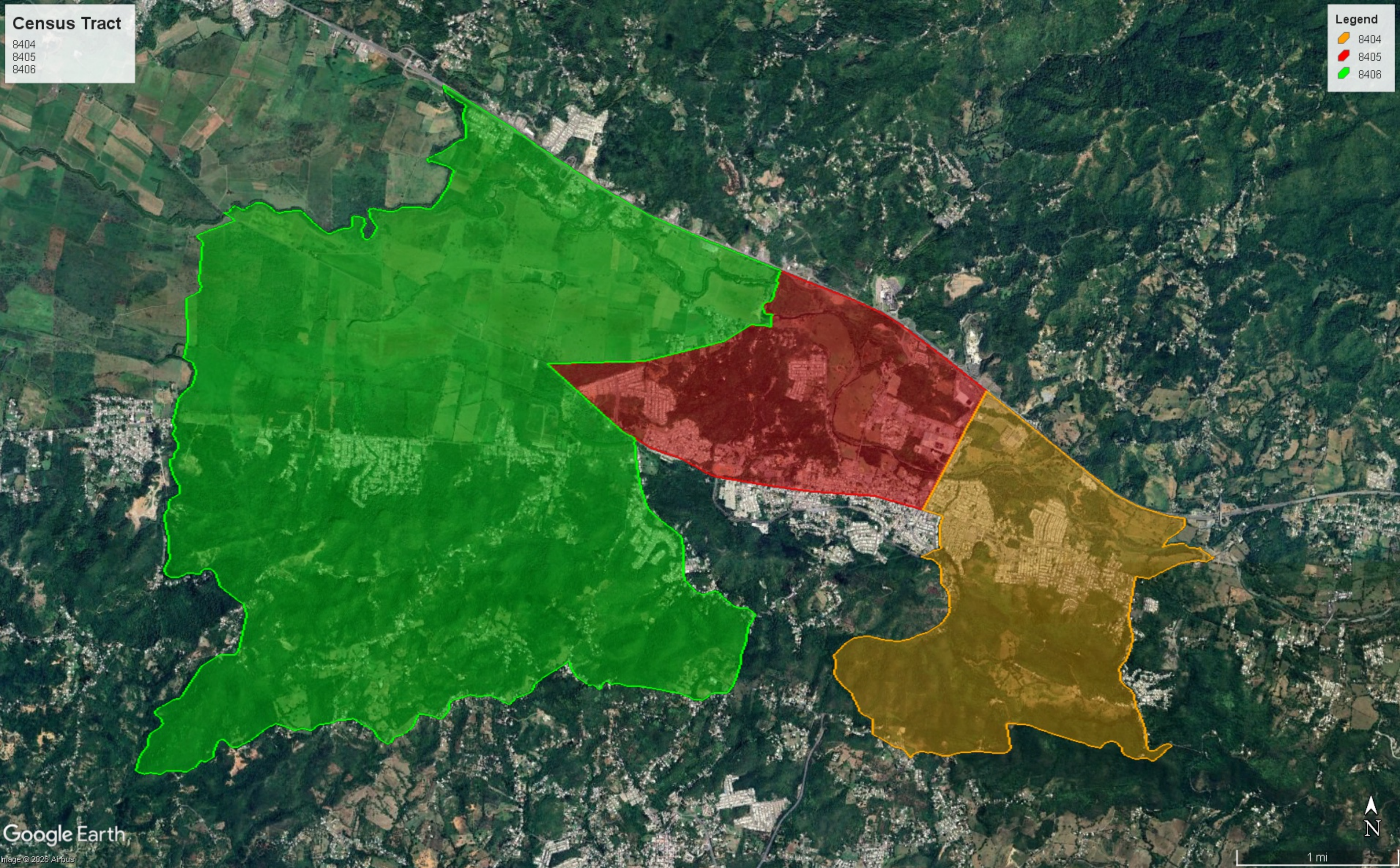
8. Other Factors Checklist

Other Factors	Page#
Community population is 15,000 or less.	
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).	
The priority site(s) is in a federally designated flood plain.	
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	
The reuse of the priority site(s) will incorporate energy efficiency measures.	Page 2
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	Page 4
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section 3.A.(2)., for priority site(s) within the target area(s).	
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	

9. Letter from the State or Tribal Environmental Authority.

a. Letter from the Puerto Rico Department of Environmental and Natural Resources is attached.

10. The Municipality of San German is not making any claims for confidential, privileged, or sensitive information, in this application/document.



Census Tract

8404
8405
8406

Legend

8404
8405
8406





DEPARTMENT OF NATURAL
AND ENVIRONMENTAL
RESOURCES

DNER

GOVERNMENT OF PUERTO RICO

JAN 20 2026

Hon. Virgilio Olivera Olivera
Alcalde
Municipality of San Germán
Apartado 85, Ave. Universidad Interamericana
San Germán, PR 00683

Dear Hon. Olivera-Olivera:

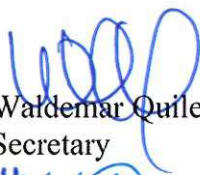

MUNICIPALITY OF SAN GERMÁN ACKNOWLEDGMENT LETTER FOR THE INTENTION TO APPLY FOR FY-26 US EPA BROWNFIELD'S PROGRAM FOR A BROWNFIELDS COMMUNITY WIDE ASSESSMENT (CWA) GRANT AT THE MUNICIPALITY OF SAN GERMÁN, PUERTO RICO

The Department of Natural and Environmental Resources (DNER) Superfund Program has received a letter from the municipality of San Germán informing us of its intention to apply for a **Community Wide Assessment Grant** for the fiscal year 2026.

DNER acknowledges and supports the initiative taken by the municipality. The identification, inventory development, assessment, cleanup and redevelopment of Brownfields sites will provide an opportunity to enhance the social, economic and environmental conditions in this municipality. DNER encourages the Municipality of San Germán to maintain open communication with federal and state agencies and to request any support needed.

If you have any questions, please feel free to contact Vanessa Del Moral Rosario, Auxiliary Secretary for Environmental Compliance, at (787) 999-2200, extensions 5914, 5915 or by email at BrownfieldsGrant@drna.pr.gov.

Cordially,


Waldemar Quiles Pérez
Secretary

VDMR/MAG

Project Area Description & Plans for Revitalization, (1)Target Area & Brownfields, a. Overview of Brownfield Challenges and Description of Target Area:

One of Puerto Rico's (PR) oldest urban center, the municipality of San German, founded in 1573 and spanning 141.1 km² (54.5 mi²), has historically been an industrial and commercial anchor for the southwestern region. Our municipality is a working-class community that has an estimated population of 31,514, a median household income (MHI) of roughly \$19,597, and is known for our robust university program. Once supported by thriving manufacturing sectors (electronics, textiles, pharmaceuticals, and light assembly), the municipality has experienced decades of economic decline as major employers closed, relocated, or downsized due to the elimination of Section 936 (936 exemption) in 2006, which incentivized US companies to operate in PR through valuable tax exemptions. This produced a landscape of abandoned factories, hundreds of lost jobs, shuttered commercial structures, and deteriorated support facilities, conceivably brownfields today. The resulting conditions have contributed to lingering vacancy, depressed property values, environmental uncertainty and increased public safety demands. Poverty levels are alarmingly high, with nearly 52.4% of residents living below the federal poverty threshold, a 23% difference higher than Puerto Rico overall and quadruple the national average (2023 ACS 5-year Est.). These conditions have weakened the local tax base, constrained municipal revenue, and intensified dependency on external funding sources to address abandoned industrial properties and infrastructure deficits. The socioeconomic indicators highlighted show the municipality's vulnerability and reinforce the need for federal investment to support comprehensive revitalization efforts. The worst-hit areas, where reuse investment has the greatest potential, are in the Urban Center (UC) and PR-102 Corridor (PC). These target areas are where grant funding will have the greatest impact. A focused effort has been made to invest in UC & PC, creating detailed reuse plans to maximize investments and leverage funding. If properties outside the target area (below) become high priority during the Cooperative Agreement period, we may choose to invest grant funds on them as well; however, the redevelopment focus for this grant will remain in UC & PC.

Target Areas: Urban Center (UC) – Within the Census Tract 8404 and 8405, strategically located along PR-362, and adjacent to industrial road networks, the UC contains a cluster of long-abandoned manufacturing complexes, and obsolete industrial buildings. These properties represent the municipality's most extensive grouping of high-risk, redevelopment-critical brownfields. Their decayed state contributes to illegal dumping, vandalism, trespassing and public safety concerns, while nearby residential pockets (populated by low-income, aging, and long-term residents) experience daily impacts of environmental uncertainty, stagnant economic activity, and suppressed commercial reinvestment. MHI for UC (\$19,597) is less than ¼ of the U.S (2023 ACS). Unemployment in San German reaches a rate of 12.6%, more than twice the national average at 5.2%, which further cements the need for redevelopment of these industrial sites.

PR-102 Corridor (PC) – Identified in Census tract 8406 the PC's MHI is far below the nation and PR at \$17,842 (2023 ACS). The PC forms the western industrial gateway into San German and contains two critical petroleum impacted brownfield sites. Located along one of the municipality's most heavily traveled transportation routes, these abandoned gasoline stations exhibit indicators of potential release from underground storage tanks (UST) or other sources on site. Their visible abandonment and odor complaints raise concerns of potential releases of petroleum hydrocarbons, BTEX compound, and PAHs. The corridors' key location near educational, institutions commercial districts, and regional traffic flows contrast sharply with its current state of disuse, illustrating the untapped potential that can be captured through environmental assessments and coordinated reuse planning.

The municipality's Territorial Plan (Plan) identifies the target areas as a priority transformation zones, citing their strategic location, existing utility infrastructure, and potential to reactivate underutilized industrial land as a catalyst for economic recovery. The Plan emphasizes that the aging industrial belt must be modernized to restore economic competitiveness and reduce the concentration of blight adjacent to residential communities. However, without EPA support, the municipality lacks the resources to perform Phase I and Phase II ESAs required to unlock state and federal redevelopment funding, secure private investment, or address decades of environmental doubt. Regarding population health, concerns linked to the UC concentration of aging industrial facilities and former petroleum sites raise the likelihood of contaminants such as petroleum-derived contaminants, VOCs, SVOCs, PAHs, lead asbestos, and

PCBs being present in soils, building material, or stormwater pathways. Residents living near these sites report issues such as persistent odors after rainfall, and standing water following moderate storms, all of which suggest potential pathways for exposure. Without environmental assessment, the true extent of contamination remains unknown, leaving sensitive population at heightened risk and preventing the municipality from addressing underlying hazards that contribute to chronic respiratory issues, low birthweight (2(c)), stress-related health burdens, and degraded quality of life. EPA funded assessments will provide the critical data needed to quantify and mitigate these risks in a sector where environmental uncertainty directly impacts human wellbeing.

(1)b. Description of the Priority Brownfield Site(s): Table 1 priority sites offer the best opportunity for successful reuse.

Table 1 – Priority Brownfield Sites and Impacts

Priority Site, Size, Proximity to Target Area Residents	Historic Use / Current Use & Condition / Planned Reuse	Suspected Contaminants*
Digital Factory Road 362, in front of Urb. El Convento/ 26 acres	Former textile/electronics manufacturing facility/ abandoned/ Industrial commercial redevelopment	VOCs, PAHs, asbestos, metals, lead paint
Former Hospital de la Concepción Ave. Universidad Interamericana (Antigua Calle Luna)/ 6.6 acres	Former Medical facility/ abandoned/ Health Services, Community Facility	VOCs, PAHs, asbestos, metals, lead paint, PCBs
General Electric Factory Urb. La Monserrate/ 1.60 acres	Former electronic plant/ abandoned/ Workforce training hub	VOCs, PAHs, asbestos, metals, lead paint, petroleum hydrocarbons
LLC Factory Industrial Zone Retiro (Urb. Retiro)/ 1.77 acres	Former manufacturing facility/ abandoned/ Industrial redevelopment	VOCs, PAHs, asbestos, metals, lead paint
Sewing Factory 102 Corridor/ 1.77	Former garment factory/abandoned/Community Hub	VOCs, PAHs, asbestos, metals, lead paint, Solvents, dyes
Barrio El Cotto Gas Station 102 Corridor/ 0.38 acres	Former Gasoline Station/ abandoned/ Commercial reuse	Petroleum hydrocarbons, MTBE, benzene, toluene, ethylbenzene, xylene (BTEX), PAHs.
Mountain View Gas Station 102 Corridor/ 0.62 acres	Former Gasoline Station/ abandoned/ Commercial reuse	Petroleum hydrocarbons, MTBE, benzene, toluene, ethylbenzene, xylene (BTEX), PAHs.

**According to the Agency for Toxic Substances and Disease Registry (ATSDR), the contaminants listed in Table 1 pose a real threat to human health. Health threats include damage to skin, liver, kidneys, heart, spleen; nervous, respiratory, hormonal, blood, & immune systems; may also cause neurological damage, birth defects and cancer (www.atsdr.cdc.gov).*

The seven priority brownfield sites identified within the Urban Center (UC) and PR-102 Corridor (PC) represent our most critical opportunities for transformation. These properties, documented through visual inspection and municipal records, include former manufacturing complexes, abandoned commercial structures and shuttered gasoline stations dispersed across the industrial sector. Former manufacturing properties (such as General Electric, Digital and LLC factories) are positioned for adaptive reuse as modernized light-industrial facilities, logistics hubs, and workforce training centers that align with regional economic development strategies and restore lost employment opportunities. The Former Hospital de la Concepción offers a unique opportunity for reuse as a health services facility, senior care center, or mixed community-use complex, leveraging its location near major transportation routes and educational institutions. Meanwhile, smaller properties such as the former sewing factory and abandoned gasolines stations are ideal candidates for commercial services development, small business incubation or clean energy-supportive uses. By preparing these sites for redevelopment, EPA-funded assessments will accelerate the municipality’s ability to attract investment, stimulate job creation, strengthen the tax base, and reestablish UC & PC as functional and economically productive areas.

(1)c. Identifying Additional Sites: If grant funds remain after addressing target area/priority sites, we may choose to invest in properties outside the UC & PC (in census tracts containing underserved residents or disadvantaged areas). Additional sites will be identified using the brownfield inventory and community/stakeholder input and prioritized based on demographic conditions that are similar to sites in the UC & PC. More sites may be identified by reviewing abandoned-property inventories, and citizen reports collected through public meetings. These inventories will be cross-referenced

with EPAs EnviroFact records, municipal land use data, and property tax information to identify additional brownfields with credible contamination concerns and redevelopment potential.

Revitalization of the Target Area(1)d. Reuse Strategy & Alignment with Revitalization Plans: Our reuse strategy for the UC & PC is built on a clear vision: reclaim underutilized industrial and commercial land and restore these corridors as engines of local economic activity and community well-being. San German’s Territorial Plan identifies the industrial belt around PR-102 and PR-362 as a priority transformation area, emphasizing the need to modernize obsolete industrial facilities and reuse vacant structures. In the UC, the strategy focuses on adaptive reuse of large, abandoned factories and industrial buildings into modern industrial facilities, logistics and distribution nodes, small business and entrepreneurship hubs, and community or health-services centers. These reuses directly support the municipality’s goal of revitalizing the historic urban core, increasing local employment, and stabilizing population loss by creating safe, functional spaces that attract residents and businesses back into the area. In the PC, the reuse strategy aims to transform former gasoline stations into clean, corridor-supportive commercial uses that improve the image and functionality of one of our principal gateways. Redevelopment plans include neighborhood-serving retail, transit-supportive amenities that enhance connectivity and access to goods and services for nearby residents. **San Germán is requesting \$500,000, most of which will be used for Phase I and Phase II Environmental Site Assessments (ESAs)**, providing the initial, highest risk investment necessary to access leveraged funds, incentivize private investment, and achieve our revitalization goals. With EPA funds to cover environmental assessment and planning costs, we will realize the outcomes and benefits outlined below.

(1)e. Outcomes & Benefits of Reuse Strategy: Once redevelopment begins, economic benefits will materialize quickly. Blighted properties lower surrounding property values and constrain municipal revenues, whereas their restoration unlocks long term fiscal gains. **The full redevelopment of Table 1 priority sites will create an estimated 1000 construction jobs, 625 permanent jobs, modern commercial development, an estimated \$9.3M in annual tax revenue, and eliminate threats to less fortunate and vulnerable residents such as the elderly and children.** Using these sites as examples, the success of redevelopment in the UC & PC can be replicated across San German to restore economic vitality and reduce long-standing environmental burdens. Redevelopment of the Digital Factory will remove real and perceived contamination such as solvents, PCBs, and metals that currently threaten nearby neighborhoods, while transforming a massive, abandoned complex into a modern industrial and workforce-training facility that generates steady employment and strengthens local tax base. Reuse of the former LLC Factory will eliminate one of the largest concentrations of blight in the UC and convert an underutilized industrial parcel into a productive business hub, with 1000 construction jobs in the near and long-term commercial activity that restore the surrounding corridor. The General Electric and Sewing Factory present opportunities for small business incubation, artisan manufacturing, emergency shelter or mixed commercial uses; their rehabilitation would remove asbestos, lead, and decayed building materials while reducing illegal dumping, creating new jobs, and improving walkability in neighboring residential areas. The Former Hospital de la Concepcion, once environmental conditions are evaluated, could be repurposed into a health-services facility, community wellness center, or educational complex, outcomes that would expand access to care and generate professional employment. In the PC, cleanup and reuse of the Barrio El Cotto Gas Station will remove petroleum contamination and eliminate one of the corridors’ most significant safety hazards, opening the door for new commercial development and increasing the area’s economy. While revitalizing the Mountain View Gas Station will address potential petroleum-related contamination, improve the visual appeal of the municipality’s western entrance, and create opportunities for retail or small service businesses that stimulate commercial circulation along PR-102 road. Together redevelopment of these seven sites will reduce crime associated with abandoned properties in the target areas, improve environmental quality, generate construction and permanent jobs, and restore confidence in areas that have experienced decades of decline.

Strategy for Leveraging Resources (1)f. Resources Needed for Site Reuse: While EPA funding will provide a critical foundation by identifying contamination, quantifying risk, and preparing cleanup pathways in the UC & PC, additional financial and technical resources will be essential to transform these properties into productive community-serving assets. The municipality is eligible for the following sources: EPA Clean-Up and Multipurpose Grants (\$2M/\$1M), FEMA Public Assistance and Hazard

Mitigation funds, HUD Grants (including potential Section 108 Loan Guarantees, that offers up to \$5M for brownfield redevelopment and economic development activities), Puerto Rico Department of Natural and Environmental Resources (DNER) remediation programs, Community Development Block Grants (CDBG-DR and CDBG-MIT)(with over \$1.9 billion available island wide, portions of which can support demolition, infrastructure, and housing tied to revitalization effort), and USDA Rural Development grants and loans (with programs offering up to \$300K in grants and \$1M in low interest loans for community facilities, economic development, and resiliency-related reuse. Petroleum impacted sites in the PC, such as the Gas Station Barrio El Cotto may qualify for additional UST cleanup funding, which would reduce liability barriers and improve readiness for commercial reuse. Redevelopment for the UC & PC will also require leveraging resources for infrastructure modernization, including electrical upgrades, telecommunication improvements, and selective building stabilization, which these efforts can be supported through the Puerto Rico Infrastructure Financing Authority (PRIFA).

EPA assessment funding is therefore foundational: it enables us to meet the programmatic requirement that must be completed before major federal, or Commonwealth reinvestment can be deployed. Without these assessments, millions of dollars in available resources remain inaccessible or stalled. With EPA assistance, we can prepare properties for redevelopment, eliminate uncertainty for developers, realize and document revitalization success within the next 2-4 years, and directly align brownfields work with the broader multimillion dollar revitalization vision underway across the municipality.

(1)g. Use of Existing Infrastructure: Both the UC & PC are positioned for efficient and cost-effective redevelopment due to the availability of existing infrastructure that can support new industrial, commercial and community-serving uses. In the UC, the former General Electric, LLC, Digital, and sewing factories, as well as the Former Hospital de la Concepcion, are all located within the municipality's most developed utility network. These sites already benefit from established water and sewer service, three phase electrical power, telecommunications and fiber-optic connections, and paved roadway access into San German's urban grid. Similarly, the abandoned gas stations in the PC benefit from extensive pre-existing infrastructure and have direct connection to the PR-102, one of the municipality's most active transportation routes. These are linked to residential areas, commercial zones, and the broader regional road network. Existing curb cuts, stormwater channels, and utility tie-ins remain in place and can be reactivated or upgraded as redevelopment proceeds. The corridor already handles high vehicular traffic volumes, making it suitable for retail, service, or mobility-supportive redevelopment once environmental conditions are assessed. Reusing these established infrastructure elements avoids costly expansion into undeveloped land and aligns with our Territorial Plan, which prioritizes redevelopment of previously developed parcel over greenfield expansion. This approach maximizes return on federal investment, accelerates redevelopment timelines, and supports our long-term revitalization and economic recovery goals. Additional funding for roads, trails, or other infrastructure necessary for planned reuse will be sought from the US DOT Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Grant program, the recently enacted Infrastructure and Jobs Act, local funds (when available), and CDBG funds.

(2) Community Need and Community Engagement, Community Need (2)a. The Community's Need for Funding: San Germán faces persistent socioeconomic, infrastructural, and public health challenges that significantly limit its ability to revitalize abandoned and deteriorated properties without federal support. It is difficult to perform high-risk investment in environmental evaluations with our strained budget that is limited to essential community services. With an MHI of \$19,597, the municipality's income levels are below ¼ of the U.S. median of \$78,538 (2(c)), reflecting the deep economic constraints that shape daily life for families across the municipality. Poverty levels remain extremely high (52.4%, more than 4x that of the US) and unemployment at 12.6% according to the 2023 ACS. These economic conditions reduce our tax base, weaken local revenue streams, and leave little fiscal capacity for environmental assessments, demolition, or property reuse planning. Like many communities in Puerto Rico, San German has endured decades of natural disasters, economic decline, population loss, and disinvestment. Unlike many mainland communities, Puerto Rican municipalities cannot access key redevelopment tools such as Tax Increment Financing (TIF), leaving them with a limited mechanism to incentivize private investment or offset the cost of environmental due diligence. Further, local crime data indicate that San German experiences a property crime rate of 33.7 per 1,000 residents (including theft, burglary, arson, and assault), placing the municipality's crime rate 39% higher than the U.S. (PR Police

Database). These conditions are particularly acute near abandoned and underutilized properties in the UC & PC, where blight and vacancy contribute to illegal activity and community unrest. Although the annual municipal budget is \$14.1M, most funds are committed to essential community needs, leaving limited flexibility to support ESAs without federal assistance. EPA Assessment funding is therefore essential to begin the due diligence needed to unlock redevelopment, protect vulnerable residents, and activate reinvestment in some of the municipality’s most distressed corridors.

(2)b. Health or Welfare of Sensitive Populations: Our most vulnerable residents (including children, elderly, low-income families, and individuals with chronic health conditions) face heightened health risks due to deteriorated structures, mold, pest, and unsafe environmental conditions. According to the 2023 ACS, 48.4% of the UC and 56.4% of the PC residents are living under the poverty line, while the MHI in both target areas is less than ¼ of the U.S. MHI (Table 2). The UC & PC have a high rate of residents living in older housing and in close proximity to deteriorated brownfield sites. 53.2% of San German’s housing stock was built before 1978, increasing the likelihood of exposure to materials such as lead-based paint, asbestos, and contaminants from aging electrical systems. These risks are especially concerning for children, elderly, and individuals with chronic health conditions, who are more susceptible to adverse effects from these contaminants. Many of the abandoned structures in the UC originated from mid-century manufacturing and may contain PFAS, VOCs, PAHs, and PCBs linked to cancers, asthma, endocrine disruption, and low birth weight. Families in the UC reside close to deteriorated brownfields with chronic dampness, leaking roofs, pest infestation, and hazardous structural conditions. These factors underscore the pressing need for environmental assessment to determine the extent of potential contaminants in the UC & PC. Conducting Phase I and Phase II ESAs will allow the municipality to identify pathways of concern, reduce risk associated with deteriorated structures and petroleum releases, and support redevelopment efforts that improve health, safety and overall quality of life for our residents.

(2)c. Greater Than Normal Incidence of Disease and Adverse Health Conditions: According to the Puerto Rico Central Cancer Registry, the municipality’s breast cancer incidence rate is approximately 69.4 cases per 100,000 residents, significantly higher than the Puerto Rico average of approximately 49.5 cases per 100,000 residents. The Puerto Rico Comprehensive Cancer Control Plan (PRCCC) identifies regional disparities, including higher cancer incidence in the southwestern region (where San German is located) for cancers such as lung, colorectal and liver when compared to the other Health Regions on the island.

Table 2	US¹	PR¹	UC¹	PC
Median Household Income	\$78,538	\$25,096	\$19,597	\$17,842
Percent Minority	19.1%	99.1%	99.05%	100%
Individuals Living in Poverty	12.4%	41.6%	48.4%	56.4%
Children Living in Poverty	16.3%	55.6%	75.4%	68.5%
Elderly Living in Poverty	10.4%	39.2%	41%	39.8%
¹ Stats from 2023 ACS				

Data from the Puerto Rico Department of Health reported that low birthweight in San German is 44.4% higher than the islands average. Given the presence of multiple brownfield sites within the proximity to residential areas, schools and daily travel routes in both the UC & PC,

understanding birth-related health indicators is important for assessing whether unaddressed environmental conditions could contribute to adverse outcomes over time. Additionally, an estimated 53.2 % of residential structures in the municipality were built before 1978, elevating the potential for the presence of contaminants. The more vulnerable residents of these older homes face increased susceptibility to health risk associated with deteriorating paint, dust accumulation and degradation of building components. Currently there are 58 San German properties with environmental records in EPA’s EnviroFacts Data Base. **Identification and removal of environmental contaminants present at brownfields in our target area will reduce exposure of our underserved populations to these materials and in turn, reduce disproportionate incidences of disease and other poor health outcomes that our residents currently experience.**

(2)d Economically Impoverished/Disproportionately Impacted Populations

With 48.4% of UC and 56.4% of PC residents living below the federal poverty line, a MHI of only \$19,597, and unemployment of 12.6%, many families lack the financial means to relocate from unsafe homes. They live in aging structures and struggle to mitigate health hazards that accumulate in long-neglected properties. Residents in these areas face additional constraints that make them more economically vulnerable. These include reliance on fixed or low wages, limited access to private transportation, and live in aging housing stock that requires maintenance beyond what they afford. Further, residents remain in proximity to abandoned factories, former gasoline stations, and deteriorated

infrastructure. Conditions within the UC & PC further aggravate economic challenges. Long term vacancies reduce area property values, discourage commercial activity, and place greater financial burden on households already struggling to meet basic needs. The municipality’s limited tax base and low budget restrict our ability to undertake environmental assessments or initial redevelopment activities without federal support. Without these assessments, we cannot legally or safely pursue demolition, rehabilitation, or redevelopment of hazardous structures, nor can we access millions of dollars in CDBG-DR, FEMA, USDA, HUD, and other federal programs that require the environmental due diligence be performed prior to their use.

Redevelopment of the priority sites will directly help address these economic challenges. For example, assessing General Electric, LLC, and Digital Factories for reuse will eliminate long-standing vacancy that currently depresses adjacent property values and limits business activity in the surrounding streets. Our community has a need for new employment opportunities, better access to services, and the generation of small business to strengthen the local economy. The reuse of the sewing factory and Former Hospital de la Concepcion will have a positive impact on the surrounding economy. Existing safety hazards in the PC can be addressed while creating economic development spaces for business growth through the revitalization of brownfields sites, such as the abandoned gas stations. ESAs of these sites will reduce uncertainty, guide cleanup planning, and align redevelopment projects that improve neighborhood conditions, support job growth, and lessen the financial pressures faced by our residents.

Community Engagement (2)e. Prior / Ongoing Community Involvement & (2)f. Project Roles: We have established a clear, community-centered approach to engagement that ensures residents, community organizations, faith-based groups, and service providers are active participants in the development, implementation, and long-term reuse of brownfield sites. Community involvement has been critical in identifying abandoned properties, reporting safety concerns and shaping reuse concepts for deteriorated industrial and commercial sites. The municipality has secured commitments from local organizations (Table 3) that play essential roles in information sharing, community outreach, and feedback collection. These partners represent diverse sectors of the community and are strategically positioned to engage residents who may otherwise have limited access to municipal processes. They will ensure that information reaches households across multiple demographic groups including elderly residents, low-income families, faith communities, and informal networks. Their involvement strengthens community trust, increases awareness of the assessment process, and guarantees that residents most affected by unsafe housing conditions have clear accessible ways to participate. The municipality has designated a community leader to help coordinate community visits and promote planned activities. When new initiatives are undertaken, the municipality will assemble a dedicated team that works in partnership with the community leader to support outreach and ensure effective community engagement.

Table 3 – (2)f.–Project Roles

Name or Organization	Point of Contact (name/email)	Mission, Description and Project Roles (Specific involvement in the project or assistance provided)
Urban Center Community	David Ortiz 787-642-3141	Representatives will assist in communicating project updates to residents and local businesses, identifying site-specific concerns, and supporting outreach activities such as public meetings.
Perichi Community	Wilfredo Rivera 787-223-4806	Represented by Mr. Rivera, the community will provide neighborhood-level input on conditions surrounding priority sites, assist with resident outreach, and help identify potential reuse needs that reflect community priorities.
Association of People with Disabilities Centro Cotui	Kenneth Thompson 787-538-4921	The Association will offer guidance on accessibility considerations, safety concerns and potential impacts to individuals with disabilities, ensuring that redevelopment planning accounts for inclusive design and mobility needs.
Church Roca Fuerte	Pastor Henry Baez Albino 787-453-2145	The congregation will support outreach efforts by hosting or promoting community meetings, distributing information, and encouraging participation from congregants and nearby residents.
PathStone	Sr. Albert Rivera 787-579-6923	Non-profit & current EPA Job Training Grant recipient who will provide economic development & job creation expertise by training local residents as remediation and renewal energy construction professionals who can work on planned redevelopment projects.

(2)g. Incorporating Community Input: The municipality will implement a comprehensive and proactive

communication strategy to ensure that residents remain fully informed and actively engaged throughout the brownfield assessment and redevelopment process. We will hold a total of 8-12 formally scheduled public meetings during the 4-year grant period, dedicated to explaining the EPA Assessment Grant, presenting proposed target areas, answering questions, and gathering public input on priority sites. These discussions will be reinforced through regular integration into existing municipal meetings (such as community council sessions and Federal Programs Office briefings) so that residents have ongoing opportunities to participate and voice concerns. To expand outreach, the municipality and its partners will distribute flyers, digital notices, and printed materials through community leaders, churches, and the Association for people with Disabilities, while also using the municipal website and social media platforms to reach households across all age groups and neighborhoods. To provide alternatives to in-person engagement, the municipality will offer virtual participation options, including online meetings, recorded presentations, and electronic feedback forms. Community leaders will conduct direct outreach to residents near deteriorated structures to ensure that sensitive populations, including the elderly and low-income families, can express their concerns about health risks, neighborhood safety and redevelopment possibilities. Input gathered through these methods will directly shape decisions regarding site selection and reuse by helping identify the abandoned structures that pose the greatest hazards, determining where demolition or rehabilitation would most improve living conditions, and clarifying community preferences for new housing, open green spaces, or essential amenities. This resident-driven process will align assessment activities with our broader revitalization plans, ensuring that redevelopment strengthens safety, mobility, and quality of life while addressing the long-standing issues most affecting the municipality's economically vulnerable communities.

(3) Task Descriptions, Cost Estimates, & Measuring Progress, Description of Tasks/Activities & Outputs: (3)a. San German will begin activities immediately upon award confirmation, working to prepare a Work Plan approved by the EPA PM/PO. No subawards or participant support costs are planned. After the Cooperative Agreement period begins, San German and its QEP will complete the following tasks:

Task/Activity 1: Program Management, Training Support, Brownfield Inventory/Prioritization

i. Project Implementation: San German staff will travel to the PR Brownfields Week and the National Brownfields Conference, participate in calls, meetings, and correspondence between San German, QEP, EPA, etc. to manage the grant's Cooperative Agreement. 8-12 public meetings to update communities on the grant and seek public input and involvement; supplies: printed flyers, advertising, postage, etc. We will complete Quarterly, DBE, Annual reports, and ACRES database entries, and will track contractor costs, comparing to the budget, expenditures, project progress, and milestones to ensure timely expenditure of funds within the prescribed 4-year project period. San German, with QEP support, will continue to develop a brownfield inventory and will use it to help accomplish reuse goals. Inventoried sites will be prioritized based on criteria discussed with stakeholders: 1) reuse potential, 2) environmental or health impact, and 3) community input. Additional sites will be identified by San German, community leaders, local governments, redevelopment investors, and through community outreach. Priority will be granted to sites within disadvantaged communities and sites near residential areas that pose health risks to underserved communities. Priority will also be considered for sites that have a higher chance of redevelopment and a greater economic impact potential within our target area.

ii. Schedule: QEP will be selected through a competitive bidding process (compliant with federal procurement regulations - 2 CFR 200.317 - 200.326 and "Brownfield Grants: Guidance on Competitively Procuring a Contractor – May 2023") before Cooperative Agreement begins; correspondence will occur at least monthly (more frequently as specific project activities require) throughout the grant; update and prioritize brownfield inventory the first 2 quarters, then as necessary for the remainder of the grant; ACRES updates will be conducted at least quarterly throughout the grant.

iii. Task/activity Leads: San German & QEP

iv. Outputs: Travel-Municipal staff to regional/national brownfields conferences/meetings; prioritized inventory; project performance reports: 16 Quarterly Reports, ACRES entries, 4 DBE reports, 4 annual financial reports, etc.; calls, meetings, and correspondence between San German, QEP, EPA, etc. to manage the grant's Cooperative Agreement.

Task/Activity 2: Environmental Investigation

i. Project Implementation: Prior to applying for site eligibility, we will prepare and execute access

agreements for each site being considered. Eligibility determinations will be completed under this task, and the QEP will complete Phase I ESAs on sites selected by San German. All Phase I ESAs will be conducted in accordance with the ASTM standard (E1527-21) and the All-Appropriate Inquiry (AAI) rule. Areas of focus will include those identified as priority sites listed in Table 1. The QEP will prepare a Quality Assurance Project Plan (QAPP) as well as Sampling & Analysis Plans (SAP) for EPA approval, and Health & Safety Plans (HASP). Once approved, the QEP, directed by San German, will complete Phase II ESAs based on environmental conditions identified in the preceding Phase I ESAs.

ii. Schedule: Obtain site access, request eligibility determinations & finalize site access to initial sites for investigation-early 2nd Quarter of Grant period; Begin Phase I ESAs-2nd Quarter of Grant period; Submit QAPP to EPA for review/approval; QAPP approval & Phase II ESAs begin-3rd Quarter of Grant period; all Phase I ESAs completed-end of 15th Quarter of Grant period; all Phase II ESAs completed, and final QEP invoices submitted 45 days before end of grant period.

iii. Task/activity Leads: San German & QEP

iv. Outputs: 10 Phase I ESAs; QAPP and SAP/HASP; estimated 10 Phase II ESAs.

Task/Activity 3: Clean-up/Reuse Planning:

i. Project Implementation: The QEP, directed by San German, will prepare site specific clean-up plans/documents, including Analysis of Brownfield Cleanup Alternatives, remediation plans, site closure letter requests, clean-up funding development, and site reuse visioning, as needed (1.c.i).

ii. Schedule: Prepared after Phase I and II ESAs are complete, contamination is present, and cleanup is even necessary. Task 3 activities will continue throughout the grant period.

iii. Task/activity Leads: San German & QEP

iv. Outputs: 6-10 cleanup planning and/or reuse documents and 1 design charette/visioning session.

Task/Activity 4: Community Outreach & Involvement:

i. Project Implementation: 8-12 public meetings will be held during the grant period to update the community on ESA progress and seek public input/involvement. Print and mail material for project/site information and marketing documents will also be funded under this task. The municipality will complete this task, assisted by the QEP, who will manage the technical aspects of the community outreach program and will attend/participate in outreach events. Social media outlets and other online media will be developed/maintained, and outreach efforts will inform the public on the progress of investigation/cleanup planning activities and provide marketing resources for future development. Additional sites will be identified during public community outreach meetings. These meetings will be focused on public engagement including what sites the community views as a priority for redevelopment. Priority will be granted to sites identified by underserved communities, especially when those sites are within communities identified as disadvantaged.

ii. Schedule: 2-4 brownfield committee meetings planned per year, and 2-3 public meetings planned per year with the 1st planned for the 2nd Quarter of the grant period.

iii. Task/activity Leads: San German & QEP

iv. Outputs: 8-12 public meetings to update the community on the brownfield assessment progress and seek public input/involvement; provide inventory and site prioritization input, reuse plans, economic development, and community engagement efforts; supplies: printed flyers, advertising, postage, etc.

We will work diligently to assure startup activities are completed per the tasks and schedule above. The municipality will allocate all grant funds to project properties before the final quarter of the grant period to assure that grant task activities are completed before the end of the 4-year Cooperative Agreement contract. Because there is a high demand for assessments and site access has already been obtained for two of the priority sites in Table 1, it is likely that funds will be spent prior to the end date. We are proactively communicating with representatives of privately-owned brownfields to gain access and resolve issues in anticipation of this grant funding as well as non-grant funded assessment activities. Such communication initiates the process for eventual property transfer and redevelopment. These discussions create a positive dialog between property owners, local government, and impacted citizens.

3.b. Cost Estimates: We will allocate \$399,500 to Phase I and II ESAs (or 80% of total grant funding assigned to ESAs). The costs outlined in Table 4 were developed anticipating tasks necessary to efficiently identify, characterize, and plan for the remediation of the priority sites listed in Table 1.

Table 4 Budget	Budget Categories ¹	1. Program Mgmt, Training Support, Inv / Prioritization	2.Phase I / II ESAs	3. Clean-up / Reuse Planning	4. Community Outreach & Involvement	Budget Category Total
Direct Costs	Personnel	\$4,369	0	\$462	\$796	\$5,627
	Fringe Benefits	\$1,463	0	\$155	\$266	\$1,884
	Travel	\$4,000	0	0	0	\$4,000
	Other	0	0	0	\$414	\$414
	Contractual ²	\$20,995	\$399,500	\$55,000	\$12,580	\$488,075
TOTAL BUDGET		\$30,827	\$399,500	\$55,617	\$14,056	\$500,000.00

¹Table 4 only includes budget categories with costs. ²In accordance with Federal, State, and local procurement regulations.

Tasks will be completed at the anticipated unit costs with the following anticipated outputs/outcomes:

1. Program Management & Training Support, Inventory/Prioritization: \$30,827 – **Travel:** Attend National Brownfield Conf.: airfare x 2 @ \$1,400, 2 rooms, 3 nights lodging @ \$1,700, meals @ \$650, ground transportation @ \$250 = \$4,000, **Administrative:** total \$4,369, includes work by the Director of Federal Programs (annual salary \$38,426), committing 95hrs for project management = \$1,757.50; and work by the Director of Finances (annual salary \$56,652), committing 96hrs = \$2,611.20 for a total of \$4,369, **Fringe Benefits:** calculated at 33.5%, including Retirement 20%, Soc. Sec. 6.20%, Medicare 1.45%, Unemployment Insurance 4.40%, State Ins. (FSE) Workers Comp. 1.45%, for a total of \$1,463, **Contractual:** includes approximately 125 hrs. \$85/hr. = \$10,625 for inventory, & approximately 122 hours \$85/hr. = \$10,370 for program mgmt. for a total of \$20,995.

2. Env. Investigation: \$399,500 – **Contractual:** 10 Phase I ESAs at an average cost of \$3,800 each = \$38,000, & 10 Phase II ESAs at an estimated cost of \$30,000-\$45,000 (depending on site complexity/environmental conditions) = \$361,500 (@ \$36,150 average cost). Though our budget will support 10 Phase I's and 10 Phase II ESAs, we understand that large sites may need more investment a budget realignment during the grant period. Areas of focus will include those already determined in the inventory as priority sites listed in 1.a.ii.

3. Clean-up & Reuse Planning: \$55,617 – **Contractual:** 6-10 ABCAs/clean-up plans, \$5,000 each = \$40,000. 1 Design Charette expected to cost \$15,000 each = \$15,000, for a total of \$55,000 **Administrative:** Municipality committing 25hrs for planning = \$462, **Fringe Benefits:** total \$155.

4. Community Outreach & Involvement: \$14,056 – **Other:** printed flyers, advertising, grant fact sheets, outreach visual aids, advertising, postage, etc. for a total of \$414, **Contractual:** approx. 148 hours at an estimated \$85/hr. for a total of \$12,580. **Administrative:** Director of Federal Programs committing 43hrs for outreach activities; for a total of \$796, **Fringe Benefits:** total \$266.

3.c. Plans to Measure & Evaluate Environmental Progress & Results: We will track, measure, and evaluate progress through meeting minutes, progress and budget tracking spreadsheets, Quarterly and Annual Financial Reports, quarterly review/analysis of grant performance, ACRES entries, monthly operations review/progress reports, and completion of Work Plan tasks. If planned outputs/outcomes are not achieved or milestones/project schedule outlined in 3.a. are not met, we will create a corrective action plan to identify deficiencies and make appropriate changes to achieve the outputs on schedule. We will have the following measurable outcomes: sites/acreage assessed, jobs created/retained, redevelopment complete, number of parcels, acreage readied for greenspace/recreation, and leveraged monies. These and other stats will be included in quarterly reports and ACRES submittals, which will allow the EPA to better evaluate and highlight the grant program's progress/success. At grant closing, San German will provide a final report to the EPA and residents summarizing project outputs/outcomes. After environmental work is complete, it is in our best interest that redevelopment happens, therefore, close monitoring of subsequent actions will be done diligently. Outputs and outcomes following grant closure will be uploaded to EPA's ACRES for continued monitoring of the program's success.

4. Programmatic Capability & Past Performance, a. Programmatic Capability, a. Organizational Capacity, b. Organizational Structure & c. Description of Key Staff: San German has the organizational capacity, staff experience, and internal controls necessary to successfully manage an EPA Brownfields Grant. The project will be overseen by the Federal Programs Office, which has experience overseeing federally funded programs and ensuring compliance with applicable procurement, reporting, and financial management requirements. The municipality has a long track record managing multi-million dollar awards, including CDBG-DR, HUD, and FEMA disaster recovery plans, demonstrating its ability to administer cost-reimbursement awards, comply with federal regulations, and meet reporting deadlines.

Under the leadership of Karelys Vega Vargas, Director of Federal Programs (assigned Project Manager), the office has managed multimillion-dollar awards requiring strict adherence to federal procurement rules, multi-year project schedules, detailed reporting, and interagency coordination. Ms. Vega has 28 years of public service experience, including 18 years as Subdirector of the Finance Department, 2 years as an accountant for a Brownfield program, and 4 years as Federal Programs Director, and will ensure that Cooperative Agreement requirements will be met, including QAPP preparation, Qualified Environmental Professional (QEP) oversight, quarterly report submission, community engagement documentation, and proper expenditure tracking. The municipality maintains strong internal financial and admin controls that comply with 2 CFR Part 200. Our Finance Department is led by Ismael Madero Marrero, Director of Finance, who has 5 years of experience in this role, and prior involvement in the private sector, oversees procurement, contracting and accounting for all federal awards. The department uses standardized processes for cost allocation, contractor payment review, invoice verification, and maintains audit-ready files. These established systems support all EPA cost-reimbursement requirements and will ensure accurate reporting of assessment activities, budgets, and deliverables. The municipality’s procurement procedures comply with both PR law and federal standards, ensuring that the QEP will be selected competitively and transparently. This team will be supported by other municipality departments including finance, utilities, engineering, legal department, and office of the Mayor.

(4)d Acquiring Additional Resources: The aforementioned staff will oversee the QEP procurement process and acquisition of additional resources. Through a competitive bidding/procurement process, we will select a QEP according to federal regulations (2 CFR 200.317 through 200.326 and “Brownfield Grants: Guidance on Competitively Procuring a Contractor – May 2023”) with experience conducting environmental investigation and working with the PR Department of Natural and Environmental Resources (DNER). We will make every effort to contract with Disadvantaged Business Enterprises (women and/or minority owned) and we will require the same from the QEP. San German will engage with Invest in Puerto Rico, a nonprofit created by PR law (Act 13–2017) to increase investment in the region. The team and execution plan outlined above will ensure timely and successful expenditure of funds within the 4-year project. We will utilize visioning sessions and other assistance/advice offered by the Technical Assistance for Brownfields (Region 2 TAB) to maximize the incorporation of community input. We will work with the PR Small Business Administration (PRSBAs) to identify small businesses in the area who have been vetted by the PRSBAs as qualified to perform remediation activities and other contracted services, and we will invite them to participate through the competitive bidding process noted above. We will also work with PathStone (see 2(f)) to link our community members to job opportunities related to the investigation, remediation, redevelopment, and ultimate reuse of brownfields.

4.b. Past Performance & Accomplishments, ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements (1) Purpose & Accomplishments: San German has not received an EPA Brownfields grant. We have received other assistance indicated below.

Table 5 – Past Federally/Non-Federally Funded Assistance Agreements

Awarding Agency	Project	\$ Received	Accomplishments/Outputs/Outcomes/Measures of Success
FEMA (Public Assistance)	Public Assistance Funds	\$7,705,603	8 earthquake disaster projects completed including: Installation of geotextile mesh, paving and construction of gabions
Section 8 – Housing and Urban Development	Housing Vouchers	\$540,057	Provided vouchers for 97 families to have affordable housing
Department of Health and Human Service	Early Head Start and Head Start Programs	\$15,133,383	Funds allocated for a period of 5 years in which an approximate enrollment of 208 children and 4 pregnant women were provided for growth and development support, we have already completed 4 years since the assignment of this grant.

4.b.ii(2) Compliance with Grant Requirements: All terms and conditions were met for the above-mentioned projects, including reporting the number of residential units constructed and who/where/how many received HUD Section 8 vouchers, financial reports, quarterly reports, and final reports. HUD quarterly and final reports are similar to the EPA Brownfields Grant program’s and are due at the same time. We will use a coordinated effort to create a synergy in reporting outputs/outcomes of both when we have funding from these programs simultaneously. **All goals/outputs/outcomes (Table 5) in the work plans of the Table 5 grants were achieved, and reports were completed on time.** Because goals/outputs/outcomes were met, no corrective measures were needed or taken. San German followed all reporting and performance protocols and will continue to do so with other federal funded grants.

III.B. Threshold Criteria for Assessment Grants

III.B.1 Applicant Eligibility

The Municipality of San German meets the definition of a Local Government under 2 CFR 200.64 and is a political subdivision of Puerto Rico. It is therefore eligible to apply for and receive U.S. EPA Brownfields Assessment Grant funding.

III.B.2 Community Involvement

Involving our community and soliciting feedback regarding Brownfields activities and redevelopment plans are essential to our community's Brownfields program's success. Communication is a two-way process, and our ultimate goal is to keep the community informed and involved so they remain aware of potential concerns, questions and solutions. 8 to 12 outreach events (2-3 per yr.) will be held throughout the grant period to maintain stakeholder engagement and continue to gather public input on site selection and prioritization, assessment needs, cleanup decisions, mitigation measures from cleanup/redevelopment activity, and reuse planning. Outreach events, open to the general public, will be advertised through municipal and partner websites, local papers, radio, and social media platforms (earned media and other low-cost, no-cost or in-kind methods) ensuring that the entire community has an opportunity to provide input. When social distancing or other restrictions limit in-person community meetings, we will follow existing recommendations/guidance including EPA's Office of Land and Emergency Management *Socially Distant Engagement Ideas for EPA Brownfield Grant Applicants* that discusses Virtual Tools (online meeting platforms, social media, QR codes, web page or email updates, etc.) and Non-Digital Approaches (phone or conference calls, flyers, newspaper ads, local TV, and radio, etc.). See Section 2.B.(2). of the Narrative/Ranking Criteria for further information.

III.B.3 Expenditure of Existing Grant Funds

This criterion is not applicable as the Municipality of San German is not a current EPA Brownfields Assessment Grant recipient.

III.B.4 Contractors and Named Subrecipients

The Municipality of San German has not procured/named any contractors or subrecipients.