



STATE OF DELAWARE  
**DEPARTMENT OF NATURAL RESOURCES AND  
ENVIRONMENTAL CONTROL**

DIVISION OF WASTE AND HAZARDOUS SUBSTANCES

391 LUKENS DRIVE  
NEW CASTLE, DELAWARE 19720

**REMEDIATION  
SECTION**

PHONE: (302) 395-2600  
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**Applicant:** Delaware Department of Natural Resources and Environmental Control (DNREC), Division of Waste and Hazardous Substances, Remediation Section

**Address:** 391 Lukens Drive, New Castle, DE 19720

## 2. Website URL

Brownfields Program – <https://dnrec.delaware.gov/waste-hazardous/remediation/brownfields/>

## 3. Funding Requested

**Grant Type:** Community-wide Assessment Grant for States and Tribes  
**Federal Funds Requested:** \$1,316,251.00

## 4. Location of Communities Served

- Laurel, DE – New Castle County
- Dover, DE – Kent County
- Wilmington, DE – New Castle County
- Town of Blades, DE – Sussex County

## 5. Target Areas and Priority Sites

### Target Areas:

- Laurel, DE
- Wilmington, DE
- Dover, DE
- Town of Blades, DE

## **Priority Sites and Addresses:**

1. Nanticoke Cleaners – 35 N. Market Street, Blades, DE 19973
2. Parcel J – 503 S. Market Street, Wilmington, DE 19801
3. 300 N. Poplar Street, Laurel, DE 199566
4. 809 7 Half Street, Wilmington, DE 19801
5. 401 W Water Street, Dover, DE 19904

## **Contacts**

### **a. Project Director**

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**Address:** 391 Lukens Drive, New Castle, DE 19720

### **b. Secretary**

**Name:** Gregory B. Patterson

**Title:** Secretary, Delaware Department of Natural Resources and Environmental Control

**Phone:** 302-739-9001

**Email:** gregory.patterson@delaware.gov

**Address:** 89 Kings Highway, Dover, DE 19901

## **7. Population (2020 Census Data)**

### **Target Areas (Priority Order):**

- Laurel, DE - 4,395
- Wilmington, DE - 70,898
- Dover, DE - 38,879
- Blades, DE - 1,179

## **8. Other Factors**

- Population <15,000 – Yes (Pg. 1 & 2)
- Adjacent to a body of water – Yes (Pg. 2)
- Located in a federally designated flood plain – Yes (Pg. 2)
- Renewable energy reuse (wind, solar, geothermal) – Yes (Pg. 3)

**Other factors not claimed:** Tribal/territorial assistance; mine-scarred land; energy efficiency reuse; resilience improvements; 30% reuse/area-wide planning; coal plant closure.

## 1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

### 1.a. Overview of Brownfield Challenges and Description of Target Areas

#### Brownfield Challenges

Across the geographic boundary, brownfield sites pose barriers to redevelopment, environmental quality, and community revitalization. Historic industrial operations, dry cleaners, scrap and recycling facilities, commercial uses, and transportation-related activities have contributed to sites with suspected or confirmed contamination from petroleum, chlorinated solvents, metals, asbestos, lead, PFAS, and volatile organic compounds (VOCs). These brownfields contribute to blight, underutilized land, loss of tax revenue, and potential soil, air, and groundwater contamination.

In Wilmington and Dover, many brownfield sites are in historically disinvested neighborhoods with elevated poverty levels, higher crime rates, and limited access to economic opportunity and green space.

In Laurel, brownfields constrain development, strain infrastructure planning, and deter private investment due to environmental uncertainty.

The Town of Blades has been working for years to find funding to complete the investigation and remediate the Nanticoke Cleaners site. A dry-cleaning facility that has caused contamination of the property. The site has utilized its state funding and needs additional funding to complete the project.

This grant will reduce these barriers by funding environmental site assessments that advance redevelopment readiness and support community revitalization goals.

#### Geographic Boundary

The geographic boundary for this State of Delaware Brownfields Assessment Grant includes the State of Delaware with the target communities located in Laurel, Dover, Wilmington, and the Town of Blades, Delaware. These communities represent a range of urban, suburban, and small-town environments and include areas with long-standing industrial, commercial, and transportation-related land uses that have resulted in real or perceived environmental contamination.

For the purposes of this grant, Laurel, Wilmington, and Dover are located within Metropolitan Statistical Areas (MSAs). The Town of Blades is in a non-MSA area. Wilmington has the highest population density at approximately 6,485 people per square mile, followed by Blades (2,021 people per square mile), Laurel (1,459 people per square mile), and Dover (1,600 people per square mile).

#### 1.a. Target Areas

The State has identified the following target areas for focused Brownfields Assessment Grant activities:

##### Laurel, Delaware – Downtown Development District

**Census Tracts:** 506.01, 518.01, 518.02 and 519 **Population:** 4,395

Laurel has the lowest median household income in Delaware. Despite the attractive waterfront and redevelopment activities around it, the overall economy remains stagnant. Contaminated properties within the Downtown Development District limit opportunities for efficient redevelopment and smart growth. By making these properties into Brownfield Sites, Laurel can promote efficient redevelopment and smart growth

##### Wilmington, Delaware

**Census Tracts:** 19.02, 5, 6.02, 9, 28, and 29 **Population:** 70,898

Wilmington faces substantial socioeconomic and environmental challenges, including high poverty rates, crime, and a legacy of industrial and chemical manufacturing contamination. Natural disasters exacerbate flooding and extreme weather risks, particularly in low-lying areas such as Southbridge and Northeast Wilmington. Brownfield redevelopment is central to initiatives such as Resilient Wilmington and the Riverfront East project, which aim to improve environmental conditions, economic opportunity, and long-term resilience.

### **Town of Blades, Delaware**

**Census Tract:** 504.03 **Population:** 1,179

Town of Blades faces economic and environmental challenges associated with lower-than-average household income, population density pressures, and legacy industrial uses. The presence of vacant and contaminated properties affects community cohesion, redevelopment potential, and public health. Assessment and reuse of brownfield sites are critical to supporting sustainable revitalization and sustainable development.

### **Dover, Delaware – Downtown Development District**

**Census Tracts:** 409, 413, 414, and 433 **Population:** 38,879

Dover experiences elevated poverty rates (21.9%), crime, and lower educational attainment relative to national averages. Brownfields in the downtown area contribute to blight and constrain economic development. Redevelopment of these sites is aligned with ongoing economic development initiatives intended to strengthen the downtown core and improve economic outcomes for residents.

### **1.b. Description of the Priority Brownfield Sites**

Five priority sites have been identified for assessment, with at least one site located in each target area.

#### **Priority Site 1: Nanticoke Cleaners (DE-1685), Blades, DE**

- **Location:** 35 N. Market Street, Blades, DE 19973
- **Owner:** Town of Blades
- **Size:** 1.005 acres
- **Past Use:** Dry cleaning facility (late 1960s–early 2000s)
- **Current Conditions:** Vacant lot; former structures demolished in July 2022. The site is located within a FEMA 100-year floodplain.
- **Environmental Concerns:** Chlorinated solvents in groundwater; PCBs in sediment. The Nanticoke River is located less than ¼ of a mile from the site.
- **Priority Rationale:** Previous State Brownfields funding was expended, but additional assessment work is required. The Town of Blades lacks the financial capacity to complete remaining assessments without EPA support. Fill in existing PCB and chlorinated contamination data gaps. Perform media sampling.

#### **Priority Site 2: Parcel J (DE-1764), Wilmington, DE**

- **Location:** 503 S. Market Street, Wilmington, DE 19801
- **Owner:** Riverfront Development Corporation of Delaware
- **Size:** 0.125 acres
- **Past Use:** Scrap metal recycling facility; commercial parking
- **Current Use:** Approved soil stockpile location associated with South Market Street Redevelopment. The site is located within a FEMA 100-year floodplain.
- **Environmental Concerns:** Metals, SVOCs, TPHs, and PCBs exceeding restricted use standards
- **Priority Rationale:** Site is part of the **Riverfront East** redevelopment. EPA funding will leverage State resources and support the Riverfront Development Corporation's nonprofit redevelopment efforts. Assist with additional assessment activities.

### **Priority Site 3: 300 N Poplar Street, Laurel, DE**

- **Location:** 300 N. Poplar Street, Laurel, DE 19956
- **Owner:** Laurel Redevelopment Corporation
- **Size:** 1.46 acres
- **Current Use:** Vacant
- **Priority Rationale:** Identified as a potential site through a Brownfield Inventory the Department is working on. Complete Phase I and if needed a Phase II.

### **Priority Site 4: 809 7 ½ Street, Wilmington, DE**

- **Location:** 809 7 Half Street, Wilmington, DE 19801
- **Owner:** City of Wilmington
- **Size:** .022 acres
- **Current Use:** Vacant
- **Priority Rationale:** Identified as a potential site through a Brownfield Inventory the Department is working on. Assessment is needed to determine environmental conditions and redevelopment feasibility. Complete Phase I and if needed a Phase II.

### **Site 5: 401 W Water Street, Dover, DE**

- **Location:** 401 W Water Street, Dover, DE 19904
- **Current Owner:** City of Dover
- **Size:** .77 acres
- **Current Use:** Vacant
- **Priority Rationale:** Identified as a potential site through a Brownfield Inventory the Department is working on. Assessment is needed to determine environmental conditions and redevelopment feasibility. Complete Phase I and if needed a Phase II.

#### **1.c. Identifying Additional Sites**

Additional sites will be identified using the Delaware Brownfields Inventory, referrals from municipalities and developers, certified brownfield listings, and community input. Prioritization criteria include potential health risks, redevelopment potential, project readiness, inclusion of communities not previously served by Brownfields resources, location within Downtown Development Districts, and consideration of MSA and non-MSA areas. While MSA sites will be prioritized due to redevelopment readiness, non-MSA sites—particularly in Sussex County—will also be included.

Projects that include affordable housing and renewable energy including solar projects will be given priority to funding opportunities.

#### **1.d. Reuse Strategy and Alignment with Revitalization Plans**

Projected reuse of priority sites includes mixed-use development, housing (including affordable housing), commercial development, parks, green space, and renewable energy installations. Reuse strategies align with Downtown Development District goals and local comprehensive plans, supporting smart growth, economic development, and community-identified priorities.

For the City of Dover affordable housing is a goal of their Masterplan [dover-combined-master-application.pdf](#). Based on the data from the 2010 Decennial Census (by Census block), 15.3% of housing units in the blocks comprising the District were vacant. Of the occupied housing units, 84.4% were rental, and only 15.5% were owner occupied (with or without a mortgage). By comparison, the American Community Survey for 2008-2012 shows a homeownership rate within the city of 55.1%.

### **1.e. Outcomes and Benefits of Reuse Strategy**

Post-cleanup reuse of priority sites is expected to generate jobs, increase local tax bases, attract private investment, and expand green space and nonprofit/public uses. Redevelopment will incorporate climate resilience measures such as improved stormwater management, flood mitigation, and heat reduction strategies. Where feasible, sites may incorporate solar energy and energy-efficient design.

### **1.f. Resources Needed for Site Reuse**

The State is eligible and well positioned to leverage additional funding from State Brownfields programs, CDBG, private developers, and EPA Subtitle C resources. EPA Brownfields funding will reduce environmental uncertainty, making projects competitive for additional public and private investment and enabling redevelopment that would not otherwise occur.

### **1.g. Use of Existing Infrastructure**

Most priority sites are served by existing roads, utilities, and municipal services, facilitating efficient redevelopment. Where infrastructure upgrades are needed, funding will be pursued through State programs, local government resources, and private development partners to support site reuse.

## **2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

### **Community Need**

#### **2.a. The Community's Need for Funding**

Communities within the geographic boundary—Laurel, Wilmington, Dover, and the Town of Blades, Delaware face significant barriers to conducting environmental site assessments and advancing reuse of brownfield properties due to limited local financial capacity, the small population size of certain jurisdictions, and concentrations of low-income households in several target areas. Municipal budgets in these communities are prioritized for essential services, leaving insufficient resources to address environmental uncertainties associated with brownfield sites.

Many sites remain underutilized because property owners, local governments, and nonprofit redevelopment entities lack the funds necessary to complete Phase II environmental site assessments, establish remedial pathways, or assemble financing for cleanup and reuse. This EPA Brownfields Assessment Grant directly addresses these gaps by providing critical funding to assess sites, reduce environmental uncertainty, and catalyze additional public and private investment that would otherwise be unattainable.

#### **2.b. Health or Welfare of Sensitive Populations**

Sensitive populations within the target areas include low-income households, children, older adults, and individuals with existing respiratory and cardiovascular conditions. In Wilmington and Dover, these populations are often concentrated in neighborhoods with historical industrial activity, major transportation corridors, and flood-prone areas. In Blades and Laurel, sensitive populations may be exposed through proximity to former commercial and industrial sites and aging infrastructure.

In Wilmington Poverty, housing insecurity and poor housing quality, food insecurity, vacancies and crime contribute to worse health outcomes in lower-income communities. Wilmington residents suffer from higher rates of chronic health conditions such as obesity, diabetes, and asthma compared to State and national averages.<sup>12</sup> And while these chronic conditions are higher in Wilmington, these conditions are not distributed evenly across the city. An analysis of census tracts show that rates of asthma, obesity, and diabetes are higher in Wilmington's high poverty census tracts ([638802260751170000](#))

The proposed assessments will help identify sources and pathways of exposure to contaminants such as petroleum hydrocarbons, solvents, metals, PCBs, PFAS, and VOCs. The reuse strategies—such as conversion to green space, housing, mixed-use development, or community-serving commercial uses—are designed to reduce exposure risks, improve neighborhood conditions, and enhance overall community welfare.

### **2.c. Greater-Than-Normal Incidence of Disease and Adverse Health Conditions**

Several target areas experience greater-than-normal rates of adverse health conditions, including asthma and other chronic respiratory illnesses, which are commonly associated with environmental exposures and poor environmental quality in urban and industrialized areas. Wilmington and Dover, in particular, have higher concentrations of residents living near legacy industrial uses and transportation corridors, increasing the risk of cumulative exposures.

In Wilmington an analysis of census tracts shows that rates of asthma, obesity, and diabetes are higher in Wilmington's high poverty census tracts. For example, Wilmington's obesity rate of 37% is higher than the State and national rates of 31% and 28%,<sup>13</sup> respectively, and in high poverty neighborhoods, can be as high as 40%.<sup>14</sup> Environmental factors that contribute to poor air quality, such as living within proximity of a major highway or in substandard housing, may also contribute to higher levels of asthma ([638802260751170000](#)).

This grant will help identify and characterize environmental hazards that may contribute to these health outcomes. By enabling assessments and supporting informed cleanup and reuse decisions, the project will reduce potential exposure pathways and support healthier land uses that align with community health objectives.

### **2.d. Economically Impoverished and Disproportionately Impacted Populations**

Populations within Wilmington, Dover, and the Town of Blades are disproportionately impacted by the negative environmental consequences of historic industrial, commercial, and governmental activities. These communities often experience higher poverty rates, limited access to green space, aging housing stock, and proximity to contaminated or vacant properties.

In Wilmington concentrated and persistent poverty is associated with a range of negative quality of life indicators that pose significant health and safety risks to residents. Chronic stress from poverty and an inability to meet basic needs, neighborhood blight and crime contribute to poor health outcomes. This is particularly serious for children whose brains are still developing and shaped by chronic stress and trauma. Poverty in Wilmington disproportionately impacts children. According to 2014 American Community Survey estimates, nearly 40% of children in Wilmington are living in poverty, more than double the rate for children in the region, and 73% of children in Wilmington are raised in single parent households, 48% of whom are living below the poverty line.

In Laurel the medium household income is \$33,387 compared to the State rate of \$60,231. The percentage below the poverty level is 24% compared to the State rate of 8.2%. The percentage of residents receiving food stamps is 42.6% compared to the State rate of 12.7%. The unemployment rate is 10.2% compared to the State rate of 8.4% ([Downtown Development District – Reimagine Laurel](#)).

The proposed project prioritizes sites in Downtown Development Districts and historically underserved neighborhoods, ensuring that EPA resources support communities that have not previously benefited from Brownfields funding. Redevelopment of assessed sites is expected to support equitable economic development, job creation, and environmental improvements while reducing disproportionate environmental burdens.

## **Community Engagement**

### **2.e. Project Involvement & 2.f. Project Roles**

The State of Delaware will work collaboratively with local governments, nonprofit redevelopment organizations, and community stakeholders to implement the project. These partners will be actively involved in site identification, prioritization, assessment planning, and reuse discussions.

**Sample Table: Organizations/Entities/Groups & Roles**

Name of Organization/Entity	Mission	Point of Contact	Role in Project
City of Wilmington	Municipal government	Tim Lucas	Identify and prioritize sites; support community engagement; align assessments with local redevelopment initiatives
City of Dover	Municipal government	Site specific	Coordinate site access; integrate assessments with downtown revitalization efforts
Town of Blades	Municipal government	Marcus Trammell	Support assessment activities; engage local residents; coordinate reuse discussions
Riverfront Development Corporation (Wilmington)	Nonprofit redevelopment authority	Megan McGlinchey	Provide redevelopment planning input; leverage assessment results for Riverfront East
West End Neighborhood House	Community advocacy	Mia Harvey	Facilitate outreach; represent resident concerns and priorities.
Route 9 Monitoring Community	Nonprofit Community Group	Jeffrey Richardson	Facilitate outreach; represent resident concerns and priorities.
Downtown Dover Partnerships	Community advocacy	Diane Laird	Represent community priorities.

**2.g. Incorporating Community Input**

The State will implement a robust community engagement strategy to ensure meaningful public participation throughout the project period. Engagement methods will include public meetings, virtual meetings, email updates, municipal websites, social media, and direct coordination with community-based organizations. Alternatives to in-person participation will be offered to ensure accessibility.

Community input will be solicited at key milestones, including site identification, prioritization, assessment findings, and reuse planning. Project updates will be communicated at least quarterly, and feedback will be documented and incorporated into project decisions. The State will ensure that community concerns are acknowledged and addressed transparently and that community priorities inform final reuse strategies.

**3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS**

The State of Delaware will implement a community-wide Brownfields Assessment Grant to assess a minimum of 10 brownfield sites across the geographic boundary of Laurel, Wilmington, Dover, and the Town of Blades over a five-year period of performance. All activities comply with EPA eligibility requirements, and no ineligible costs (e.g., land acquisition, remediation, or construction) are included.

Administrative costs charged directly or indirectly by the applicant will not exceed 5% of total EPA funds requested, consistent with CERCLA §104(k)(5)(E). Programmatic contractor costs are excluded from the cap.

**3.a. Description of Tasks/Activities and Outputs**

## **Task 1: Cooperative Agreement Management and Oversight**

### **a. Project Implementation (EPA-funded activities):**

- Overall cooperative agreement management and compliance
- Financial management and drawdowns
- Required quarterly and annual EPA reporting
- Coordination with EPA Region III
- Procurement oversight for Qualified Environmental Professionals (QEPs)

### **Non-EPA resources:**

State staff time beyond that charged to the grant

### **b. Anticipated Project Schedule:**

Years 1-5 (ongoing)

### **c. Task/Activity Lead:**

State of Delaware (Applicant)

### **d. Outputs:**

- Quarterly and annual performance reports
- Financial status reports
- Procurement documentation

## **Task 2: Community Engagement and Site Prioritization**

### **a. Project Implementation (EPA-funded activities):**

- Community outreach meetings (in-person and virtual)
- Coordination with municipalities and community-based organizations
- Site nominations and prioritization
- Community input integration into site selection

### **Participant Support Costs:**

If community liaisons are utilized, stipends will be established using State fiscal controls, documented eligibility, receipts, and payment tracking, and will not duplicate other funding sources.

### **b. Anticipated Project Schedule:**

Years 1-4

### **c. Task/Activity Lead:**

State of Delaware, with municipal partners

### **d. Outputs:**

- Public meeting notices and summaries
- Site prioritization lists
- Stakeholder engagement documentation

## **Task 3: Brownfield Inventory Development and Site Access**

### **a. Project Implementation (EPA-funded activities):**

- Update and refine the Delaware Brownfields Inventory
- Conduct preliminary site screenings
- Secure site access agreements

- Coordinate with property owners and local governments

**b. Anticipated Project Schedule:**

Years 1–3

**c. Task/Activity Lead:**

State of Delaware

**d. Outputs:**

- Updated brownfield inventory
- Executed site access agreements

**Task 4: Phase I Environmental Site Assessments**

**a. Project Implementation (EPA-funded activities):**

- Procure QEP services
- Conduct at least 10 ASTM-compliant Phase I ESAs
- Identify Recognized Environmental Conditions (RECs)

**b. Anticipated Project Schedule:**

Years 1–4

**c. Task/Activity Lead:**

Qualified Environmental Professional (under State oversight)

**d. Outputs:**

- Phase I ESA reports

**Task 5: Phase II Environmental Site Assessments**

**a. Project Implementation (EPA-funded activities):**

- Targeted sampling based on Phase I findings
- Soil, groundwater, sediment, and/or vapor sampling
- Laboratory analysis and reporting

**b. Anticipated Project Schedule:**

Years 2–5

**c. Task/Activity Lead:**

Qualified Environmental Professional

**d. Outputs:**

- Phase II ESA reports
- Analytical data packages

**Task 6: Cleanup Planning and Reuse Support**

**a. Project Implementation (EPA-funded activities):**

- Development of cleanup planning documents
- Preparation of Analysis of Brownfield Cleanup Alternatives (ABCA), as appropriate
- Coordination with local reuse and redevelopment efforts

**b. Anticipated Project Schedule:**

Years 3–5

**c. Task/Activity Lead:**

Qualified Environmental Professional with State oversight

**d. Outputs:**

- Cleanup planning reports
- ABCA documents
- Reuse support documentation

**3.b. Anticipated Project Schedule (5-Year Period)**

- Year 1: Project startup, procurement, inventory updates, community engagement, initial Phase I ESAs
- Years 2–3: Continued Phase I ESAs, Phase II ESAs, community engagement
- Years 4–5: Phase II ESAs, cleanup planning, ABCAs, closeout reporting

**3.c. Task/Activity Lead**

- Applicant (State of Delaware): Grant management, community engagement, site prioritization
- Qualified Environmental Professionals: All technical assessment and cleanup planning activities  
QEPs are appropriate due to required certifications, technical expertise, and independence.

**3.d. Outputs**

Anticipated deliverables include:

- 10 Phase I ESA reports
- 10 Multiple Phase II ESA reports
- Updated site inventories
- 5 Cleanup plans and ABCAs
- Quarterly and final EPA reports
- Community engagement documentation

**3.e. Cost Estimates**

Cost estimates were developed using:

- Recent Delaware Brownfields contracts
- Average unit costs for environmental assessments
- State labor rates for personnel
- Negotiated indirect cost rates (if applicable)

**Estimated unit costs:**

- Phase I ESA: ~\$3,500 per site
- Phase II ESA: \$20,000 or more
- Administrative costs (direct + indirect): ≤5% of EPA funds

**Budget Table (EPA Funds Only)**

	Task 1	Task 2	Task 3	Task 4	Task 5	Task 6	Administrative Costs	Total
Budget Categories	CA Mgmt. & Oversight	Comm. Engagement & Site Prioritization	BF Inventory Dev. & Site Access	Ph. I Env. Site Assessments	Ph. II Env. Site Assessments	Cleanup Planning & Reuse Support	Task1 & Task 2	Total
Personnel	\$9,723	\$10,407	\$33,563	\$39,530	\$52,932	\$42,125	\$20,130	\$188,280
Fringe Benefits	\$6,433	\$6,662	\$22,891	\$25,447	\$34,671	\$27,876	\$13,095	\$124,480
Travel	\$0						\$0	\$0
Equipment	\$0						\$0	\$0
Supplies	\$0	\$5,000	\$5,000	\$16,336			\$5,000	\$26,336
Contractual	\$0	\$20,000	\$200,000	\$60,000	\$300,000	\$300,000	\$20,000	\$880,000
Construction	\$0						\$0	\$0
Other - Audit	\$63	\$142	\$835	\$492	\$1,232	\$1,174	\$205	\$3,938
Other - Reg Fees	\$0							\$0
Total Direct Costs	\$16,219	\$42,211	\$262,289	\$142,305	\$388,836	\$371,175	\$58,430	\$1,223,034
Indirect Costs	\$4,595	\$4,918	\$15,862	\$18,682	\$25,016	\$19,909	\$9,513	\$88,981
Total Budget	\$20,814	\$47,129	\$278,150	\$160,987	\$413,851	\$391,084	\$67,943	\$1,312,015

### 3.f. Plan to Measure and Evaluate Environmental Progress and Results

The State will track performance using established EPA reporting systems and internal project management tools. Progress will be measured through:

- Number of sites assessed
- Completion of Phase I and Phase II ESAs (10 -15 estimate)
- Cleanup plans and ABCAs completed (5-10 estimate)
- Community engagement activities conducted

Quarterly reviews will assess schedule adherence, budget performance, and output completion. Results will be reported to EPA and used to refine project implementation. Long-term outcomes include reduced environmental uncertainty, increased redevelopment readiness, and leveraged public and private investment.

## 4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

### Programmatic Capability

#### 4.a-4.c. Organizational Capacity, Organizational Structure, and Description of Key Staff

### Organizational Capacity

The State of Delaware has extensive experience administering federal environmental financial assistance agreements and possesses the programmatic, administrative, and financial capacity to successfully manage an EPA Brownfields Community-wide Assessment Grant. The State maintains established systems for grant

oversight, fiscal management, compliance with 2 CFR Part 200, procurement, contracting, reporting, and monitoring performance. These systems ensure that grant-funded activities are implemented efficiently, transparently, and in full compliance with EPA requirements.

The State regularly manages multi-year, multi-site environmental assessment and redevelopment support programs and has demonstrated its ability to coordinate across municipalities, nonprofit partners, contractors, and community stakeholders. This capacity positions the State to effectively oversee site assessments, community engagement, cleanup planning, and reporting activities proposed under this grant.

## **Organizational Structure**

The grant will be administered within an existing program structure that separates **programmatic oversight**, **technical implementation**, and **financial management**, ensuring accountability and timely expenditure of funds. Program staff will oversee task implementation and contractor performance, while fiscal staff will manage budgeting, drawdowns, cost tracking, and financial reporting. This structure supports strong internal controls and ensures that administrative costs remain within the **5% statutory cap**.

## **Key Staff**

Melissa Leckie, Planner V  
Sandra Woolston, Planner II  
Rick Galloway, Program Manager II  
Amy E. Bryson, Program Manager II  
Brenda Haire, Hydrologist Project Manager  
Morgan McGeeSolomon, Hydrologist Project Manager  
Bill Duy, Hydrologist Project Manager  
Connor Baker, Project Manager  
Sandra Kimbel, Management Analyst III

Key staff assigned to this project have expertise in:

- Brownfields assessment and redevelopment
- CERCLA and EPA Brownfields eligibility and compliance
- Contractor procurement and oversight
- Community engagement and intergovernmental coordination
- Financial assistance agreement management and reporting

Staff have successfully administered EPA-funded assessments, cleanup planning, and environmental protection programs and will ensure that project milestones, schedules, and deliverables are met.

## **4.d. Acquiring Additional Resources**

The State uses established procurement and contracting procedures consistent with federal and State requirements to acquire specialized expertise and resources needed to implement the project. Qualified Environmental Professionals (QEPs) will be competitively procured to conduct Phase I and Phase II environmental site assessments, cleanup planning, and preparation of Analysis of Brownfield Cleanup Alternatives (ABCA) documents.

When needed, contractors will be used rather than subrecipients, as they will provide technical services in support of the State's programmatic decisions and will not carry out a portion of the State's programmatic responsibility. Contractor performance will be closely monitored through defined scopes of work, deliverables, and invoicing review procedures.

## **Past Performance and Accomplishments**

#### **4.e. Currently Has or Previously Received an EPA Brownfields Grant**

The State of Delaware has previously received EPA Brownfields funding and other EPA financial assistance, including grants administered under CERCLA Section 128(a) and Brownfields-related programs. The State has successfully managed these grants in compliance with approved workplans, schedules, and terms and conditions.

##### **(1) Accomplishments**

Under its current and/or most recent EPA Brownfields and related grants, the State has supported:

- Environmental assessments of brownfield sites across multiple jurisdictions
- Coordination with municipalities and redevelopment partners
- Leveraging of State and private resources for site reuse

These activities have contributed to reduced environmental uncertainty, improved redevelopment outcomes, and increased community benefits. Outputs and outcomes have been reported through required EPA reporting systems, including ACRES, in accordance with grant requirements.

##### **(2) Compliance with Grant Requirements**

The State has demonstrated consistent compliance with EPA grant requirements, including:

- Timely submission of quarterly and final performance reports
- Accurate and up-to-date ACRES reporting
- Adherence to approved workplans and schedules
- Proper financial management and documentation of expenditures

For any active grants, the State tracks remaining funds and maintains plans to fully expend funds on eligible activities within the approved period of performance. For closed grants, funds were expended in accordance with approved scopes of work, or any remaining balances were addressed in coordination with EPA. The State has a strong record of effective communication with EPA Project Officers and Grants Management staff and promptly addresses any issues that arise.

## Threshold Criteria Responses

### 1. Applicant Eligibility

Delaware Department of Natural Resources and Environmental Control is a state agency. State agencies are eligible entities under this grant application.

### 2. Community Involvement

The State will implement a robust community engagement strategy to ensure meaningful public participation throughout the project period. Engagement methods will include public meetings, virtual meetings, email updates, municipal websites, social media, and direct coordination with community-based organizations. Alternatives to in-person participation will be offered to ensure accessibility.

Community input will be solicited at key milestones, including site identification, prioritization, assessment findings, and reuse planning. Feedback will be documented and incorporated into project decisions. The State will ensure that community concerns are acknowledged and addressed transparently and that community priorities inform final reuse strategies.

### 3. Expenditure of Existing Grant Funds

DNREC does not have an existing EPA Brownfields Community Wide Assessment Grant.

### 4. Target areas and Priority Sites

#### 1. Target areas

- a. Middletown, Delaware – Downtown Development District  
Census Tracts: 166.01 and 166.04

Middletown has experienced rapid population growth, placing significant strain on infrastructure, transportation systems, schools, and public services. While growth has attracted new businesses and residents, increased traffic congestion, longer commutes, and

infrastructure demands have challenged quality of life. Brownfield sites within the Downtown Development District limit opportunities for efficient redevelopment and smart growth.

b. Wilmington, Delaware

Census Tracts: 19.02, 5, 6.02, 9, 28, and 29

Wilmington faces substantial socioeconomic and environmental challenges, including high poverty rates, crime, and a legacy of industrial and chemical manufacturing contamination. Climate change exacerbates flooding and extreme weather risks, particularly in low-lying areas such as Southbridge. Brownfield redevelopment is central to initiatives such as Resilient Wilmington and the Riverfront East project, which aim to improve environmental conditions, economic opportunity, and long-term resilience.

c. Town of Blades, Delaware

Census Tract: 504.03

Blades faces economic and environmental challenges associated with lower-than-average household income, population density pressures, and legacy industrial uses. The presence of vacant and contaminated properties affects community cohesion, redevelopment potential, and public health. Assessment and reuse of brownfield sites are critical to supporting equitable revitalization and sustainable development.

d. Dover, Delaware – Downtown Development District

Census Tracts: 409, 413, 414, and 433

Dover experiences elevated poverty rates (21.9%), crime, and lower educational attainment relative to national averages. Brownfields in the downtown area contribute to blight and constrain economic development. Redevelopment of these sites is aligned with

ongoing economic development initiatives intended to strengthen the downtown core and improve economic outcomes for residents.

## 2. Priority Sites

### **Priority Site 1: Nanticoke Cleaners (DE-1685), Blades, DE**

- **Location:** 35 N. Market Street, Blades, DE 19973
- **Owner:** Town of Blades
- **Size:** 1.005 acres
- **Past Use:** Dry cleaning facility (late 1960s–early 2000s)
- **Current Conditions:** Vacant lot; former structures demolished in July 2022. The site is located within a FEMA 100-year floodplain.
- **Environmental Concerns:** Chlorinated solvents in groundwater; PCBs in sediment. The Nanticoke River is located less than  $\frac{1}{4}$  of a mile from the site.
- **Priority Rationale:** Previous State Brownfields funding was expended, but additional assessment work is required. The Town of Blades lacks the financial capacity to complete remaining assessments without EPA support. Fill in existing PCB and chlorinated contamination data gaps. Perform media sampling.

### **Priority Site 2: Parcel J (DE-1764), Wilmington, DE**

- **Location:** 503 S. Market Street, Wilmington, DE 19801
- **Owner:** Riverfront Development Corporation of Delaware
- **Size:** 0.125 acres
- **Past Use:** Scrap metal recycling facility; commercial parking
- **Current Use:** Approved soil stockpile location associated with South Market Street Redevelopment. The site is located within a FEMA 100-year floodplain.
- **Environmental Concerns:** Metals, SVOCs, TPHs, and PCBs exceeding restricted use standards
- **Priority Rationale:** Site is part of the **Riverfront East** redevelopment. EPA funding will leverage State resources and support the Riverfront Development Corporation's nonprofit redevelopment efforts. Assist with additional assessment activities.

### **Priority Site 3: 300 N Poplar Street, Laurel, DE**

- **Location:** 300 N. Poplar Street, Laurel, DE 19956
- **Owner:** Laurel Redevelopment Corporation
- **Size:** 1.46 acres
- **Current Use:** Vacant
- **Priority Rationale:** Identified as a potential site through a Brownfield Inventory the Department is working on. Complete Phase I and if needed a Phase II.

### **Priority Site 4: 809 7 ½ Street, Wilmington, DE**

- **Location:** 809 7 Half Street, Wilmington, DE 19801
- **Owner:** City of Wilmington
- **Size:** .022 acres
- **Current Use:** Vacant
- **Priority Rationale:** Identified as a potential site through a Brownfield Inventory the Department is working on. Assessment is needed to determine environmental conditions and redevelopment feasibility. Complete Phase I and if needed a Phase II.

### **Site 5: 401 W Water Street, Dover, DE**

- **Location:** 401 W Water Street, Dover, DE 19904
- **Current Owner:** City of Dover
- **Size:** .77 acres
- **Current Use:** Vacant
- **Priority Rationale:** Identified as a potential site through a Brownfield Inventory the Department is working on. Assessment is needed to determine environmental conditions and redevelopment feasibility. Complete Phase I and if needed a Phase II.