

1. Applicant Identification

Applicant Name: ZNRG Foundation, Inc.

Applicant Mailing Address: 11100 South Glen Road, Potomac, MD 20854

County: Montgomery County, Maryland

Organization Type: Nonprofit organization (501(c)(3))

2. Website URL

Website: www.znrg.org

3. Funding Requested

Assessment Grant Type: Community-wide

Federal Funds Requested: \$438,900

4. Location

City: Baltimore

County: Baltimore City

State: Maryland

5. Target Area and Priority Site Information

The primary target area is Baltimore City, Maryland, with initial focus on historically disinvested neighborhoods experiencing high vacancy, suspected contamination, and redevelopment barriers. If grant funds remain after addressing priority sites, additional eligible sites within surrounding Maryland counties may be considered, consistent with the Narrative.

Priority Site(s):

- 738–800 West North Avenue, Baltimore, MD
- 2505 Maisel Street, Baltimore, MD

6. Contacts

a. Project Director (Primary Point of Contact)

Name: Karan Takhar

Title: Project Director

Organization: ZNRG Foundation, Inc.

Phone: 240-370-9299

Email: ktakhar@znrg.org

Mailing Address: 11100 South Glen Road, Potomac, MD 20854

Role: The Project Director serves as the primary point of contact and is responsible for day-to-day project management, coordination with EPA and environmental consultants, oversight of assessment activities, and compliance with grant requirements.

b. Deputy Project Director / Project Manager

Name: Ian Kash

Title: Deputy Project Director / Project Manager

Organization: ZNRG Foundation, Inc.

Email: ifkash17@berkeley.edu

Mailing Address: 11100 South Glen Road, Potomac, MD 20854

Role: The Deputy Project Director supports project implementation through coordination, data management, consultant interfacing, and reporting under the oversight of the Project Director.

Chief Executive / Highest-Ranking Official

Name: Karan Takhar

Title: Chief Executive Officer

Organization: ZNRG Foundation, Inc.

Phone: [Insert phone number]

Email: [Insert email address]

Mailing Address: 11100 South Glen Road, Potomac, MD 20854

Role: The Chief Executive Officer holds fiduciary responsibility for the organization and has authority to enter into grant agreements and execute required certifications.

7. Population

The project is located in Baltimore City, Maryland, which has a population of approximately 568,271 residents based on the most recent U.S. Census Bureau estimates.

8. Other Factors

The proposed project advances multiple EPA “Other Factors” by supporting redevelopment outcomes that integrate renewable energy, energy efficiency, and climate resilience. Reuse planning for assessed brownfield sites will evaluate opportunities for on-site renewable energy, including solar, and energy-efficient design strategies to reduce long-term operating costs and environmental impacts (see Narrative Section 1.d and 1.e, pp. 2-3). By resolving environmental uncertainty and enabling redevelopment that incorporates resilient building design, stormwater management, green infrastructure, and distributed energy resources, the project will also improve local resilience to extreme heat, flooding, and other climate-related hazards (see Narrative Sections 1.e and 2.a–2.d, pp. 3-4). In addition, the project will allocate a significant portion of the budget to eligible reuse and area-wide planning activities that directly support redevelopment readiness and corridor-level revitalization (see Narrative Section 3, pp. 7-10). The target area is not impacted by a recently closed coal-fired power plant.



Maryland

Department of the Environment

Wes Moore, Governor
Aruna Miller, Lt. Governor

Serena McIlwain, Secretary
Suzanne E. Dorsey, Deputy Secretary
Adam Ortiz, Deputy Secretary

BY ELECTRONIC MAIL

January 15, 2026

Karan Takhar
Executive Director
ZNRG Foundation Inc.
11100 South Glen Road
Potomac, MD 20854
ktakhar@znr.org

Subject: ZNRG Foundation's Application for US EPA Community-wide Assessment Grant

Dear Karan Takhar:

The Maryland Department of Environment (MDE) acknowledges your intent to apply for an FY26 EPA Community-wide Assessment grant targeting areas of Baltimore city that have experienced significant economic hardships. MDE appreciates your commitment to assessing underutilized properties, beginning with 738–800 West North Avenue and 2505 Maisel Street, with a goal of expanding to surrounding counties as opportunities and community partnerships emerge. We recognize and applaud the assessment goals of expanding redevelopment pathways that support job creation, longer-term site reuse, and potential solar or other clean-energy redevelopment.

MDE is available to assist with assessment questions and any requests for cleanup strategies and next steps under Maryland's Brownfields and Voluntary Cleanup Programs.

For any questions regarding this letter or MDE assistance, please contact me at (410) 537-3459 or barbara.krupiarz2@maryland.gov.

Sincerely,

Barbara Krupiarz
Land Restoration Program Manager

cc: Brian Dietz, State Assessment and Remediation Division Chief, Land Restoration Program (LRP)

(1) PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Overview of Brownfield Challenges and Description of Target Area

The proposed grant activities will primarily focus on Baltimore City, Maryland, with flexibility to expand to surrounding counties as partnerships emerge. Baltimore City is the core geographic focus and faces a severe vacancy challenge, with more than 13,000 vacant structures and over 20,000 vacant lots concentrated in historically disinvested and underserved neighborhoods.¹ Many of these properties are legacy brownfield sites associated with historic industrial, commercial, and transportation uses that contribute to blight, constrain redevelopment, and hinder economic revitalization. Known or suspected contamination, combined with outdated or incomplete environmental data, has resulted in long-term vacancy and underutilization across large portions of the City. Baltimore City includes a mix of industrial corridors, residential neighborhoods, and mixed-use districts where brownfield challenges are particularly acute in older industrial areas and communities that have experienced prolonged disinvestment. In these areas, contamination concerns, redevelopment uncertainty, and limited assessment capacity discourage private investment and negatively affect public health, environmental quality, and economic opportunity. EPA Brownfields Assessment funding will directly address these conditions by supporting Phase I and Phase II Environmental Site Assessments (ESAs), identifying contamination concerns, and advancing reuse planning. These activities will reduce uncertainty for property owners and developers, protect public health, and provide the environmental data needed to move sites toward cleanup and productive reuse, delivering lasting community, environmental, and economic benefits.

b. Description of Priority Brownfield Sites

The target area includes a diverse range of brownfield sites that vary in size, former use, ownership, and environmental risk. Many former residential, industrial, and commercial properties remain vacant or underutilized due to known or suspected contamination, limited environmental data, and redevelopment uncertainty. To illustrate the types of challenges the program will address, two representative priority sites have been identified: 2505 Maisel Street and 738–800 West North Avenue. These sites are illustrative rather than exhaustive and were selected for their strategic location, redevelopment potential, and capacity to generate meaningful community benefit once environmental conditions are clarified.

2505 Maisel Street is an approximately 12-acre, City-owned parcel located in the Westport/Cherry Hill area. The site was formerly used for public housing until 2006 and has since been used intermittently for construction material storage. Aside from a municipal office building and several auxiliary structures and roadways, the site is largely a flat, grassed area. A 2011 Phase I ESA identified Recognized Environmental Conditions (RECs), including potential impacts from adjacent industrial uses and possible lead-based paint contamination.² Despite its size, public ownership, and proximity to residential neighborhoods, environmental uncertainty has stalled redevelopment, making updated assessment critical to defining risks and supporting

¹ Baltimore City Department of Housing & Community Development (DHCD), *Vacant Buildings and Lots Data*, as cited in reporting on the Reinvest Baltimore initiative and citywide vacancy estimates, 2024.

² U.S. Environmental Protection Agency, Region 3, *Targeted Brownfields Assessment: 2505 Maisel Street, Baltimore, MD, Fact Sheet*, August 2015.

reuse planning aligned with community needs. 738–800 West North Avenue is an approximately 8.2-acre site consisting largely of a deconstructed rubble field that was formerly a residential area. The site is located within the West North Avenue corridor, which is the focus of comprehensive revitalization efforts led by the West North Avenue Development Authority (WNADA), coordinating housing, economic development, transportation, and neighborhood improvements. While site-specific environmental data are limited, the site’s prolonged vacancy within a designated revitalization area underscores the need for environmental assessment to inform redevelopment. It was selected for its strategic role in corridor-level revitalization and potential for community-serving reuse.

Together, these priority sites reflect broader brownfield conditions across Baltimore City, including large publicly owned parcels, former residential areas, and properties located within active revitalization corridors. Assessing these sites will reduce redevelopment barriers, inform feasible reuse strategies, and support equitable revitalization citywide.

c. Identifying Additional Sites

In addition to the priority sites, ZNRG will complete Phase I ESA on up to 15 brownfield sites over three years. Site identification will combine GIS-based screening, public data sources (including EPA EJSCREEN), community input, and coordination with state and local partners. We plan to work closely with the Maryland Department of the Environment’s Land Restoration Program and the Maryland Department of Planning in particular to prioritize eligible sites using state tracking tools such as the “Land Restoration Program Project Site Mapping Tool,” planning data, and historical land-use records.³ Final site selection will occur post-award to confirm eligibility, with prioritization based on contamination risk, length of vacancy, redevelopment barriers, proximity to environmental justice communities, public health relevance, and alignment with local revitalization, housing, workforce, and clean energy goals. Phase II assessments will be conducted selectively based on Phase I findings, ensuring a flexible and impact-driven approach. If grant funds remain after addressing sites within Baltimore City, properties in the surrounding counties in Maryland will be prioritized next.

d. Reuse Strategy and Alignment with Revitalization Plans

The reuse strategy prioritizes transforming brownfield sites into productive and community-serving spaces that directly support Baltimore City’s land-use and revitalization goals while helping address the ongoing housing affordability crisis in the City. Given rising housing costs and constrained housing supply, multifamily residential development—particularly mixed-income and affordable housing—is a priority reuse consideration. For the priority sites, including 2505 Maisel Street and 738–800 West North Avenue, reuse planning will evaluate the feasibility of multifamily housing development and potential integration with community facilities, green infrastructure, and on-site renewable energy, including solar, to help reduce long-term operating and electricity costs for current and future residents. Reuse planning will be guided by the results of ESAs and redevelopment feasibility. By reducing environmental uncertainty, the

³ Maryland Department of Planning, *Land Restoration Program Project Site Mapping Tool*, 2024, <https://mde.geodata.md.gov/LRP/>.

strategy will lower investment barriers, activate underutilized sites, and support long-term neighborhood resilience, stability, and growth.

e. Outcomes and Benefits of Reuse Strategy

As previously mentioned, Baltimore City faces a severe vacancy and housing affordability challenge that limits revitalization potential and housing supply. These conditions continue to exacerbate blight and restrict access to safe, affordable housing. State and local leaders have prioritized vacancy reduction as a core strategy. In 2024, Maryland launched the Reinvest Baltimore initiative to coordinate public, private, and philanthropic efforts to reduce vacancy, expand housing, increase greenspace, and create jobs.⁴ The initiative includes \$50 million in state funding and a goal of addressing at least 5,000 vacant properties over five years, underscoring the scale of need. The proposed reuse strategy complements these efforts and will support environmentally informed redevelopment of assessed brownfield sites, enabling the creation of approximately 500 new housing units and 340 jobs over the redevelopment cycle, including 300 short-term construction jobs and 40 permanent positions associated with ongoing property management, operations, and local services.

Additionally, according to the CDC's Climate and Health Program, the Mid-Atlantic and Northeast region is experiencing more frequent and intense extreme heat events and heavy precipitation, trends that increase risks of heat-related illness, flooding, and associated public health impacts.⁵ By enabling redevelopment that incorporates energy efficient infrastructure, stormwater management, expanded tree canopy, and resilient building design, the project will help mitigate flooding, reduce extreme heat exposure, and improve local environmental conditions. Where feasible, ZNRG also intends to incorporate renewable energy installations such as community solar to reduce neighborhood electricity costs, offer affordable electricity options for low income residents, and improve resiliency of the local electrical grid, especially in the summer when demand is high.

f. Resources Needed for Site Reuse

The ZNRG Foundation intends to pursue a mix of public, private, and incentive-based funding to support remediation and redevelopment following environmental assessment. Upon establishment of environmental conditions and reuse pathways, ZNRG will pursue follow-on resources to advance cleanup and redevelopment. ZNRG will be eligible to pursue additional funding sources post completion of this grant work including Maryland's Brownfield Revitalization Incentive Program (BRIP), Maryland Department of the Environment's Voluntary Cleanup Program, coordination support through the Maryland Department of Planning's Brownfield Redevelopment Assistance Program, and technical assistance from EPA Region 3's Brownfields Program. For housing-oriented reuse, access to additional state and local housing, infrastructure, and economic development funding is typically contingent on completed environmental assessments that establish site readiness. The EPA Brownfields Assessment grant plays a critical role by funding ESAs and related documentation needed to reduce risk, inform

⁴ Maryland Department of Housing and Community Development, *Reinvest Baltimore Initiative*, 2024.

⁵ Centers for Disease Control and Prevention, *Regional Climate Change Effects on Health*, CDC Climate and Health Program, 2024.

remediation, and advance reuse planning. By addressing environmental uncertainty early, the proposed activities will position sites to access downstream remediation, housing, infrastructure, and clean energy financing, including Baltimore’s Vacants Reinvestment Initiative, unlocking additional investment.

g. Use of Existing Infrastructure

Most areas of Baltimore City, including the priority sites, are served by existing roads, utilities, and transportation networks, reducing redevelopment costs and supporting efficient reuse. Both priority sites are well positioned for redevelopment. 738–800 West North Avenue has direct roadway access from Lennox Street, accommodates construction staging, and is served by nearby utility and electrical infrastructure that can support energy-efficient systems or on-site renewable energy if appropriate. Similarly, 2505 Maisel Street is located within an urbanized area with access to municipal utilities and roadways, positioning it well for reuse once environmental conditions are clarified. Where infrastructure upgrades are needed, additional funding will be pursued through state and local programs, clean energy incentives, and private sources.

(2) COMMUNITY NEED AND ENGAGEMENT

a. The Community’s Need for Funding

Baltimore City has a high concentration of vacant, underutilized, and potentially contaminated properties resulting from historic industrial activity, population decline, and long-term disinvestment. Many neighborhoods face low incomes, high poverty, and limited access to private capital, constraining their ability to fund remediation planning without federal support. Approximately 20.1% of Baltimore City residents live below the federal poverty level—more than twice the statewide rate—and the City’s median household income (~\$59,623) is significantly below Maryland’s median.⁶ These conditions limit the capacity of residents, property owners, and community organizations to finance redevelopment. Widespread vacancy and blight, often tied to former industrial or commercial uses, further deters investment.

Environmental burdens are disproportionately concentrated in neighborhoods such as Cherry Hill, Brooklyn, Curtis Bay, Lakeland, Westport, and Mt. Winans, which experience cumulative impacts from industrial emissions, freight and port activity, coal terminals, and waste incineration.⁷ While Baltimore has leveraged EPA Brownfields resources for select sites in the past, the scale of remaining vacancy and suspected contamination far exceeds local and state capacity—particularly for environmental assessment, the critical first step toward reuse. EPA Brownfields Community-Wide Assessment funding is therefore critical for community revitalization and reducing environmental risk for sensitive populations.

b. Health or Welfare of Sensitive Populations

⁶ U.S. Census Bureau, American Community Survey 2019–2023 5-Year Estimates, *QuickFacts: Baltimore City, Maryland*.

⁷ *Baltimore Brew*, “South Baltimore residents file complaint against city, saying BRESKO pollution threatens their civil rights,” May 29, 2024.

Baltimore City includes populations at elevated risk from environmental pollution, including young children, older adults, pregnant women, individuals with chronic conditions, and low-income residents. Many live near vacant or underutilized properties with potential hazardous substances, petroleum contamination, or industrial residues, creating exposure pathways through soil, dust, and groundwater. Health data show disproportionate impacts among these sensitive populations. Approximately 13.7% of adults in Baltimore City report asthma—higher than both state and national averages.⁸ Additionally, 11.9% of infants are born at low birth weight, indicating increased vulnerability to environmental stressors.⁹ EPA funding will help identify and characterize environmental risks, prioritize sites for action, and guide cleanup and reuse planning. By enabling redevelopment strategies such as green infrastructure, clean energy, and other community-serving uses, the grant will reduce exposure pathways, improve environmental conditions, and strengthen public health and overall community welfare.

c. Greater Than Normal Incidence of Disease and Adverse Health Conditions

Baltimore City experiences elevated rates of several health conditions linked to environmental exposure, particularly in neighborhoods shaped by historic industrial activity and cumulative stressors. Air pollution is a major risk factor, reflected in higher asthma rates and documented regional elevations in ground-level ozone and fine particulate matter—pollutants associated with respiratory and cardiovascular disease that disproportionately affect vulnerable populations.¹⁰ Cancer, heart disease, stroke, and chronic lower respiratory disease remain among the City’s leading causes of death, with disease burdens meeting or exceeding statewide levels.¹¹ Life expectancy disparities of up to 20 years between neighborhoods underscore the unequal distribution of environmental risk and access to protective resources.¹² These patterns reflect the interaction of environmental contamination, air and soil exposure pathways, social determinants of health, and historic land-use practices. As previously mentioned, EPA funding will help identify and prioritize brownfield sites contributing to these risks by clarifying contamination conditions and informing cleanup and reuse strategies that reduce exposure pathways and protect public health in disproportionately burdened neighborhoods.

d. Economically Impoverished/Disproportionately Impacted Populations

Baltimore City includes communities that have long faced disproportionate environmental burdens from industrial, governmental, and commercial activities, resulting in compounded challenges such as pollution exposure, aging infrastructure, and limited access to resources. These conditions disproportionately affect economically disadvantaged populations and contribute to persistent environmental and health inequities. The proposed EPA Brownfields

⁸ Baltimore City Health Department, *Asthma in Baltimore City*, 2024.

⁹ Baltimore Medical System, *2024 Community Health Needs Assessment* (reporting 11.9% low birth weight infants), 2024.

¹⁰ U.S. Environmental Protection Agency, *Air Quality Trends in Baltimore and the Mid-Atlantic*, 2024; Centers for Disease Control and Prevention, *Health Effects of Particulate Matter and Ozone*, 2024; Maryland Department of the Environment, *Maryland Air Quality Report*, 2024.

¹¹ Baltimore City Health Department, *Vital Statistics and Community Health Profile*, 2024.

¹² Maryland Department of Health, *Life Expectancy and Health Disparities by Neighborhood*, 2024.

Community-Wide Assessment grant will help address these inequities by funding Phase I and Phase II ESAs to identify, characterize, and prioritize brownfield sites in the most impacted neighborhoods. The resulting data will inform cleanup planning and reuse decisions that reduce exposure to hazardous substances and contaminants affecting low-income communities and communities of color. Planned reuse—such as green infrastructure, affordable or mixed-use development, renewable energy, and other community-serving projects—will transform underutilized sites into safe, productive spaces that improve neighborhood conditions, reduce health risks, strengthen community resilience, and support local economic opportunity.

e - f. Project Involvement – Project Roles

1. Maryland Department of the Environment (MDE) – *To ensure clean air, land, and water for all Maryland residents, protect environmental health, and support community participation in environmental decision-making.*

- Point of Contact: Barbara Krupiarz, Program Manager, Land Restoration, barbara.krupiarz2@maryland.gov

- Specific Involvement: Support site identification and prioritization; provide technical review of environmental assessments; advise on cleanup planning, regulatory compliance, and Voluntary Cleanup Program participation to enable eligibility for BRIP and other redevelopment financing.

2. Maryland Department of Planning – *To support comprehensive, integrated land-use planning and community development.*

- Point of Contact: Sylvia Mosser, Planner Supervisor, sylvia.mosser@maryland.gov

- Specific Involvement: Support site identification and prioritization; advise on regional planning coordination and integration of brownfield sites into land-use and redevelopment strategies.

3. Governor’s Office of Community Initiatives – *To coordinate state engagement with underserved and equity-priority communities.*

- Point of Contact: Dr. Lora Hargrove, Director of Faith Outreach, lora.hargrove@maryland.gov

- Specific Involvement: Coordinate alignment with state equity and community engagement priorities; support outreach to underserved communities and integration of community input into site selection and reuse planning.

4. Maryland Higher Education Commission – *To support higher education, workforce development and research.*

- Point of Contact: Dr. Sanjai Rai, Secretary, sanjay.raai@maryland.gov

- Specific Involvement: Coordinate alignment with workforce development, research, and education initiatives.

5. Baltimore City Department of Planning – *To guide Physical development and land-use planning to support sustainable and equitable growth.*

- Point of Contact: Jasmine Johnson, Communications Specialist, plan@baltimorecity.gov

- Specific Involvement: Provide GIS and planning support; assist with brownfield inventory, site prioritization, and integration with city redevelopment plans.

6. West North Avenue Development Authority (WNADA) – *To coordinate comprehensive revitalization along the West North Avenue corridor.*

- Point of Contact: Chad Williams, Executive Director, chad@wnada.org
- Specific Involvement: Provide GIS and planning support; assist with brownfield inventory, site prioritization, and integration with city redevelopment plans.

7. Baltimore City Health Department – *To protect and promote public health and address health disparities.*

- Point of Contact: Blair Adams, Communications Director, blairk.adams@BaltimoreCity.gov
- Specific Involvement: Advise on public-health-informed site prioritization; support community engagement and health-aligned reuse planning

g. Incorporating Community Input

Project progress will be shared through accessible, transparent channels, including quarterly public meetings, monthly webinars, email updates, social media, and postings at community centers and libraries. Alternative engagement options—such as online surveys, phone outreach, and community liaisons—will ensure participation by residents unable to attend in person.

Community input will be solicited, documented, and incorporated throughout site selection, assessment, and reuse planning, with neighborhood associations, environmental justice organizations, and local partners providing feedback on priority sites, cleanup considerations, and reuse strategies. Public comments will inform site prioritization and project decisions, with monthly summaries shared to demonstrate how community input shaped outcomes and ensure accountability.

(3) TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a-d. Project Implementation – Outputs

Task/Activity	Project Implementation (EPA-funded tasks)*	Schedule	Task Lead	Outputs
1. Brownfield Inventory & Site Prioritization	Develop and maintain a GIS-based brownfield inventory using municipal records, historical land-use data, EPA EJSCREEN, community nominations, and MDE Land Restoration Program tools. Coordinate with MDE to validate data and align local and State records. Screen and prioritize sites based on contamination risk, vacancy, EJ and public-health relevance, and redevelopment potential.	Years 1–3 (initial build in Year 1; updates ongoing)	ZNRG Foundation	GIS inventory; prioritized list of up to 15 eligible sites

2. Community Involvement & Engagement	Conduct inclusive engagement to inform site selection, assessment scope, and reuse planning, including public meetings/town halls, virtual forums, surveys, and targeted outreach through neighborhood, community-based, and faith-based organizations. Document and incorporate community input and share feedback summaries.	Years 1–3 (ongoing)	ZNRG Foundation	Community meetings; surveys; engagement summaries documenting how input informed decisions
3. Phase I Environmental Site Assessments	Conduct Phase I ESAs at priority and additional sites in accordance with ASTM E1527-21 / AAI standards to identify RECs and confirm site eligibility.	Years 1–3 (rolling)	ZNRG Foundation (via qualified environmental professionals)	Up to 15 Phase I ESA reports
4. Phase II Environmental Site Assessments	Where Phase I ESAs identify RECs, conduct Phase II investigations, as warranted, including targeted sampling and analysis consistent with applicable QA/QAPP requirements	Years 1–3 (as needed)	ZNRG Foundation (via qualified environmental professionals)	Phase II ESA reports with sampling and analytical results
5. Cleanup Planning & Reuse Planning	Use assessment results to support cleanup planning (evaluation of cleanup alternatives, preliminary cost considerations, and controls planning) and reuse planning. Evaluate housing-oriented and other community-serving reuse options, including green infrastructure and clean energy integration. Apply area-wide planning where site clusters warrant. Coordinate with the Maryland Department of Planning	Years 2–3	ZNRG Foundation	Cleanup planning documentation (incl. ABCA-style analyses where applicable); site-specific reuse plans; area-wide plans (as applicable)
6. Grant Management & Reporting	Provide cooperative agreement oversight, procurement compliance, financial tracking, ACRES updates, and performance reporting in accordance with 2	Years 1–3 (ongoing)		Quarterly reports; ACRES updates; financial and compliance documentation;

	CFR Part 200 and EPA Brownfields requirements			final report
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****Leveraged and Non-EPA Resources:*** *Leveraged and Non-EPA Resources: In addition to EPA funding, the project will leverage in-kind support from State, City, and community partners. ZNRG Foundation will also contribute non-EPA staff time for oversight and grant administration. These resources will complement, not duplicate, EPA-funded activities.*

e. Cost Estimates

Budget Category		Project Tasks (\$)					
		Task 1	Task 2	Task 3	Task 4	Task 5	Task 6
Direct Costs	Personnel	30,000	15,000	-	-	25,000	65,000
	Fringe Benefits	5,700	2,850	-	-	4,750	12,350
	Travel	-	3,000	-	-	-	-
	Equipment	3,500		-	-	-	-
	Supplies	2,500	1,500	-	-	-	-
	Contractual	10,000	-	62,850	112,500	10,000	-
	Construction	-	-	-	-	-	-
	Other	-	-	25,000	-	7,500	-
Total Direct Costs		51,700	22,350	87,850	112,500	47,250	77,350
Total Indirect Costs		5,170	2,235	8,785	11,250	4,725	7,735
Total Budget		56,870	24,585	96,635	123,750	51,975	85,085
Sum Total		438,900					

f. Plan to Measure and Evaluate Environmental Progress and Results

ZNRG Foundation will measure environmental progress using quantitative, process-based indicators aligned with EPA Brownfields Assessment Program objectives. Progress will be tracked throughout the grant period to ensure accountability, transparency, and effective use of EPA funds. Key performance measures will include the number of sites inventoried and prioritized; Phase I and Phase II Environmental Site Assessments completed; and cleanup and reuse planning deliverables produced. Additional indicators will track sites advanced toward reuse readiness, documentation of contamination conditions, and integration of environmental findings into reuse strategies that reduce exposure risks and inform redevelopment. Outcome measures will assess broader impacts, including sites positioned for housing or community-serving reuse, estimated acres made ready for reuse, funding leveraged, and anticipated redevelopment outcomes such as housing units or job creation, where applicable. Community engagement will be evaluated through meetings held, participation levels, feedback received, and documentation showing how input informed site prioritization and reuse planning. Progress will be reviewed regularly and reported through required EPA performance reports, ensuring environmental risks are identified and addressed to support informed cleanup, responsible redevelopment, vacancy reduction, and expanded access to safe, affordable housing in historically disinvested communities.

(4) PROGRAMMIC CAPABILITY AND PAST PERFORMANCE

a-f. Organizational Capacity – Acquiring Additional Resources

ZNRG Foundation has not previously received an EPA Brownfields grant but has successfully managed comparable state-administered financial assistance. Most recently, ZNRG Foundation was awarded a \$187,251 grant from the Maryland Energy Administration under the FY2025 Energy Efficiency Equity Program (Grant No. 2025-39-331S1) to support whole-building commercial retrofit projects in Maryland's Central region. The award advances energy efficiency improvements in underserved communities through coordinated planning, technical implementation, and stakeholder engagement. Under this award, ZNRG Foundation oversees consultant procurement, coordination with State partners, milestone tracking, and compliance with program terms, reporting requirements, and grant conditions. This experience demonstrates the organization's ability to manage public funds, meet workplan schedules, and deliver defined outputs in compliance with state and federal requirements. Building on this experience, ZNRG Foundation will evaluate environmental progress under the proposed EPA Brownfields Assessment grant using quantitative, process-based indicators aligned with EPA objectives, including sites inventoried and prioritized, Phase I and Phase II ESAs completed where warranted, cleanup and reuse planning deliverables, and community engagement metrics reflecting resident input. The organization operates under a centralized project management structure with a dedicated Program Manager and Deputy Program Manager responsible for grant execution, consultant oversight, partner coordination, and compliance with 2 CFR Part 200 and EPA reporting requirements. Qualified environmental consultants will conduct Phase I and Phase II ESAs consistent with ASTM standards and EPA guidance. These activities will reduce environmental uncertainty and position sites to compete for additional revitalization funding, housing and economic development resources, clean energy incentives, and private or mission-aligned capital.

1. **Statement of Applicant Eligibility**
ZNRG Foundation, Inc. is a nonprofit organization eligible to receive EPA Brownfields Community-Wide Assessment Grant funding. The organization is incorporated in the State of Maryland and operates as a tax-exempt entity under Section 501(c)(3) of the Internal Revenue Code (Determination Letter attached).
2. **Documentation of Applicant Eligibility**
ZNRG Foundation, Inc. is not a unit of local, county, state, or tribal government. Documentation of the organization's tax-exempt status under Section 501(c)(3) of the Internal Revenue Code is provided as required.
3. **Statement of 501(c)(4) Status and Lobbying Activities**
ZNRG Foundation, Inc. is a 501(c)(3) organization and is not a 501(c)(4) entity. The organization does not engage in prohibited lobbying activities and complies with all applicable federal restrictions on lobbying.
4. **Description of Community Involvement**
ZNRG Foundation engages communities through public meetings, stakeholder coordination, and partnerships with local, state, and community-based organizations. Community input informs site identification, assessment priorities, and reuse planning to ensure redevelopment outcomes align with local needs, public health considerations, and equity goals.
5. **Statement Regarding Open EPA Assessment or Multipurpose Grants**
ZNRG Foundation, Inc. does not currently have an open EPA Brownfields Assessment Grant or Multipurpose Grant. If applicable, documentation of available balances is not required.
6. **Contractor and Subrecipient Procurement Status**
At the time of application submission, ZNRG Foundation, Inc. has not procured a contractor nor named a subrecipient for activities proposed under this grant. All procurement will be conducted in accordance with 2 CFR Part 200 and EPA Brownfields Program requirements following award.
7. **Contract Documentation**
As no contractor has been selected at the time of application, no solicitation or executed contract is provided. Required documentation will be submitted in accordance with EPA guidance following award.