

Application Information Sheet

1. Applicant Identification:

Johnstown Redevelopment Authority
416 Main St 2nd floor
Johnstown, PA 15901

2. Website URL: <https://www.jrapa.org/>

3. Funding Requested

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

4. Location: Johnstown, Cambria County, PA

5. Target Area and Priority Site Information

A. Target Area: City of Johnstown, PA

B. Priority Sites:

- II. Moxham Bus Barns: 630 and 726 Central Ave, Johnstown, PA 15902
- II. Sheesley Supply Co.: 837 Horner St, Johnstown, PA 15902
- III. The Point: 100 Washington St, Johnstown, PA 15901
- IV. Fairfield/Strayer Corridor: Fairfield Ave & Strayer St, Johnstown, PA 15906

C. Map: see attached

6. Contacts:

A. Project Director:

Mark Critz
(814) 535-6564, office
mcritz@jrapa.org
416 Main Street, Suite 200
Johnstown PA, 15901

b. Chief Executive/Highest Ranking Elected Official:

Mark Pasquerilla
(814) 535-6564
mpasquerilla@crownamerican.com
416 Main Street, Suite 200
Johnstown PA, 15901

7. Population: 17,853

8. Other Factors

	Page #
Community population is 15,000 or less.	1
The priority site(s) is impacted by mine-scarred land.	2
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	2, 3
The priority site(s) is in a federally designated flood plain	4
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	4
The reuse of the priority site(s) will incorporate energy efficiency measures.	4
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	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).	8, 9
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	4

9. Letter from the State or Tribal Environmental Authority: See attached.

10. Releasing Copies of Applications: n/a



December 24, 2025

Mr. Mark Critz, Executive Director
Johnstown Redevelopment Authority
416 Main St., 2nd floor
Johnstown, PA 1590

**RE: U.S. EPA Brownfields Grant Proposal | State Letter of Acknowledgement
Johnstown Redevelopment Authority
Johnstown, Pennsylvania (Cambria County)**

Dear Mr. Critz:

The Pennsylvania Department of Environmental Protection is pleased to support your efforts to redevelop brownfield properties in your regional area. Returning environmentally challenged and underutilized land and buildings to productive use improves our environment, safeguards our residents, and helps boost Pennsylvania's economy.

The DEP supports the Johnstown Redevelopment Authority's (JRA) application for a US EPA Brownfields FY26 Community-Wide Assessment Grant in the amount of \$500,000 to conduct assessment and reuse planning activities at priority sites around the City of Johnstown.

The Johnstown Redevelopment Authority's efforts to examine the redevelopment potential of aggregated, underutilized sites to create renewed neighborhoods and business districts in Pennsylvania is a worthwhile endeavor.

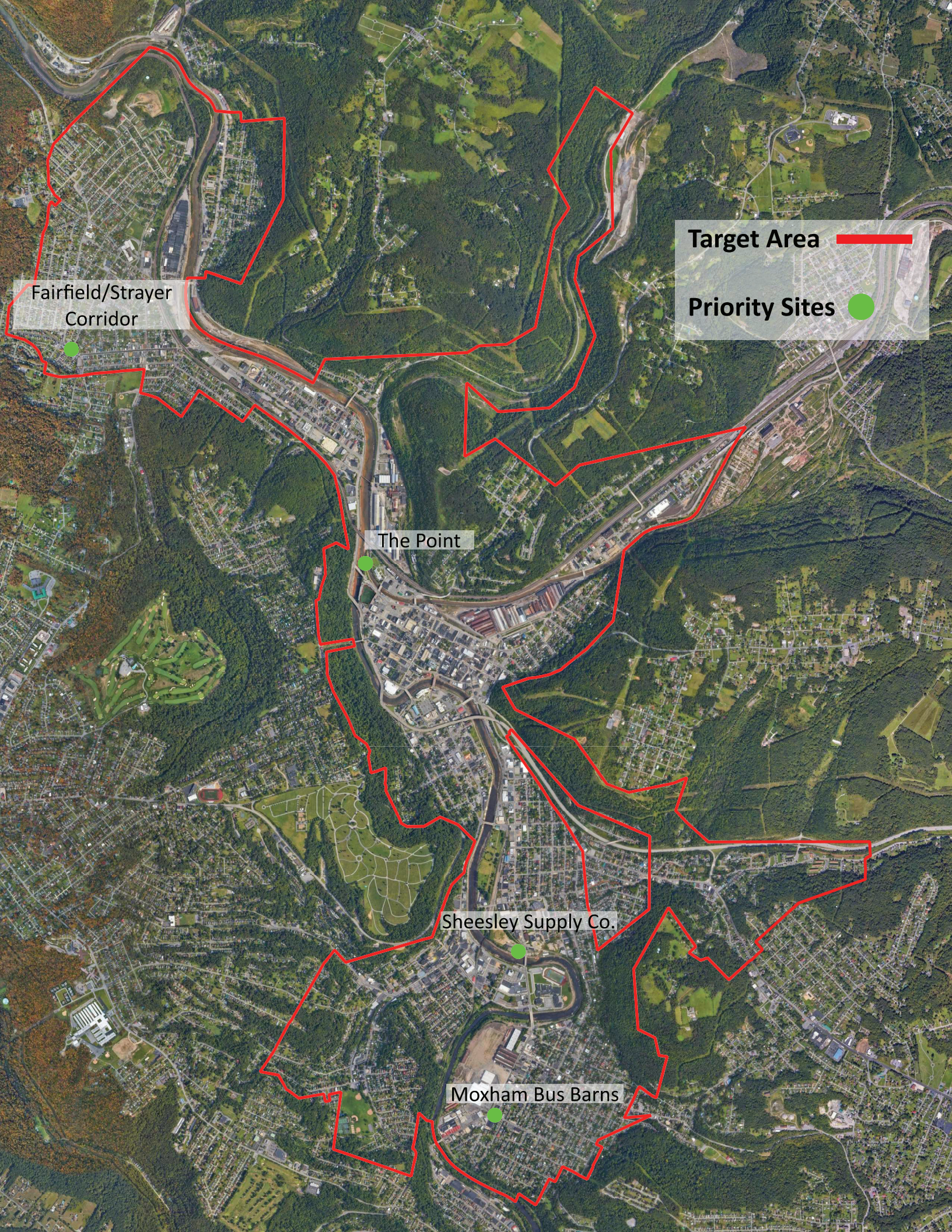
Both Central Office and Regional Office Staff in the Land Recycling Program look forward to supporting the Johnstown Redevelopment Authority and U.S. EPA Region 3 on this project.

If you have any questions, please contact John Gross by email at johngross@pa.gov or by telephone at 717-783-7502.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Maddigan".

Michael Maddigan
Land Recycling Program Manager
Bureau Environmental Cleanup and Brownfields



Target Area 

Priority Sites 

Fairfield/Strayer
Corridor

The Point

Sheesley Supply Co.

Moxham Bus Barns

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Target Area and Brownfields

a. Overview of Brownfield Challenges and Description of Target Area: The City of Johnstown (pop. 18,411)¹ is the largest city in Cambria County (pop. 130,668)¹, Pennsylvania, located along the Conemaugh and Stonycreek Rivers, and is the focus of project activities. Johnstown is known for the Johnstown Flood of 1889 and for its rich history as a leader in the steel industry prior to its collapse in the latter half of the 20th century. Faced with domestic and foreign competition, the economy of Johnstown declined following World War II as manufacturing plants were abandoned. The city, now among the poorest in Pennsylvania, has a 31.2% poverty rate¹, nearly triple the nationwide rate (10.6%)¹ and is an Area of Persistent Poverty. Johnstown's median household income of \$34,784¹ is less than half the nationwide median family income of \$83,730¹. The city's population has continued to decline since it peaked at 70,000 people in the 1920s, falling under 20,000 people in 2015¹. This dramatic population decline has decimated local revenues and created an extreme public housing challenge where approximately 20%² of all city residents live in public housing units, ten times the national rate (2%)³. Due to their age and poor condition many of these public housing developments are concentrations of poverty and crime. The City's violent crime rate is four times higher than state and national averages⁴. Johnstown also struggles with poor educational attainment – less than 14% of residents hold a bachelor's degree or higher¹. Due to these challenges the city was in structural deficit and under the Commonwealth's Act 47 distressed municipality status from 1992 until 2023, highlighting the City's immense challenges but also its resiliency and early signs of rebirth.

The jobs and workers that heavy industry once supported have largely left, but the environmental and human health impacts from their operations remain and continue to exact a heavy toll on the health and wellbeing of Johnstown residents. Toxic and blighted sites dominate the cityscape, exposing residents to harmful contaminants and contributing to high rates of chronic health conditions. These sites also hinder economic development by driving away potential investors. Combined with immense financial distress wrought by job loss and tax revenue shortfalls, Johnstown faces a self-sustaining feedback loop of environmental toxicity and economic hopelessness. Despite the enormity of these challenges, city leadership and community stakeholders are working to break the cycle of despair by organizing, securing investments, and planning for a better future. The Johnstown community has successfully managed 12 EPA grants to produce major revitalization benefits over 25 years; Johnstown's most recent Coalition Assessment grant has led to the leveraging of over \$33 million in funding from DOT BUILD, ARC POWER, EDA, Land and Water Conservation, and other sources for Brownfields revitalization and the city is committed to maintaining momentum by expanding the local economy into advanced manufacturing and historic/recreational tourism.

¹ U.S. Census Bureau

² City of Johnstown FY 2024 Annual Action Plan

³ U.S. Department of Housing and Urban Development Public Housing Data Dashboard

⁴ FBI Crime Data Explorer

b. Description of the Priority Brownfield Sites

Moxham Bus Barns: The historic Moxham neighborhood has two large, grand “Streetcar Barns” built in the late 1800s which later became the “Bus Barns” for the Cambria Transit Authority (CamTran). JRA completed a Phase I ESA in 2018 using funding from the City of Johnstown’s 2016 EPA Community-wide assessment grant. The Phase I ESA was completed to support the Johnstown Redevelopment Authority’s (JRA) acquisition of the site from CamTran and indicated the likely presence of hazardous substances and petroleum and confirmed the presence of a 25,000 gallon diesel UST and 4,000 gallon gasoline UST. Because of the long industrial history and to facilitate the lease of the property to a local employer, the City completed a Phase II ESA in June 2022 using funds from the 2020 EPA Coalition Assessment Grant. The Phase II ESA included the installation of six groundwater monitoring wells and the collection of soil and groundwater samples for analyses of TCL VOCs, TCL SVOCs, TAL metals and PCBs. The results indicate that several metals, along with benzene, toluene and other VOCs exceed the PADEP Non-Residential Used Aquifer MSCs. Benzene also exceeds the PADEP Groundwater Screening value for indoor air. Some assessment and cleanup work has been completed allowing JRA to lease the site to North American Höganäs High Alloys, LLC (Höganäs) a global leader in the production of high-performance metal powders and specialty alloys, which has brought 20 new jobs and investment to the site and neighborhood. However, supplemental sampling is still needed at the site to identify any remaining sources of contamination in need of cleanup and allow Höganäs to fully occupy both buildings, expand its operations, and bring even more jobs and investment into Johnstown.

Sheesley Supply Co. (Sheesley): The 5-acre site at 837 Horner Street, Johnstown, PA on the bank of the Stonycreek River was historically used as a cement aggregate supply yard from the mid-20th century until 2011. Prior to that the site was used for furniture manufacture and a machine shop. The Cambria County Conservation and Recreation Authority (CCCRA) acquired the site in 2020 via a tax sale to secure the area for the local trail network. CCCRA completed a Phase I ESA using funds from the City’s 2020 EPA Coalition Assessment Grant. Results indicate that leaking USTs were removed in the mid-1990s but one UST remains, and JRA is using previous Multipurpose grant funding to remove the tank. The tank removal will likely reveal contamination in need of additional assessment work to be funded by this grant.

The Point: At the confluence of the Little Conemaugh and Stonycreek rivers, the iconic Johnstown Inclined Plane (the world’s steepest vehicular inclined plane) climbs a massive hill under which lies mine-scarred land once owned by the Cambria Iron Works/Bethlehem Steel companies. This land pollutes the river with orange, sulfuric acid mine drainage (AMD) negatively impacting economic development and recreational tourism efforts. Multiple organizations, including the City of Johnstown, the Community Foundation for the Alleghenies, and Lift Johnstown are working to create a new park facility on the riverbank as a trailhead to the 9/11 National Memorial Trail. A feasibility study has already been completed. Grant funding would be used to develop a site reuse vision that could include AMD treatment works and that would advance full design of the site as a recreational and tourism hub.

Fairfield/Strayer Corridor: This area is the northern gateway to the City of Johnstown, carrying 10,000 residents, commuters, and visitors every day along with a mix of housing and commercial

uses. The corridor struggles with widespread blight and vacancies, and is home to one of Johnstown's poorest public housing communities, Oakhurst Homes. With previous Brownfields grant funding, the Johnstown team completed a comprehensive Corridor Revitalization Study to identify and categorize every vacant and blighted property, document potential reuses, and develop a strategy to fund remediation and reinvestment in the community. Building off the completed study, some preliminary (but limited) blight elimination work, and the highly-anticipated re-opening of the grand and historic Garfield Middle School as a neighborhood anchor, the project team seeks funding to update the inventory and complete Phase I and Phase II ESAs for priority sites along the corridor.

c. Identifying Additional Sites: In the event that funds remain after conducting project activities the project team will consult its Brownfield inventory and updated Fairfield/Strayer Corridor Plan to determine how to best expend funds. Priority will be given to sites with the most-developed plans for reuse and the degree to which remaining funds are sufficient to fully complete assessment work. This could include the **Rosedale** area, which was once home to poor laborers working at the Bethlehem Steel Corporation Rosedale Coke Plant, just northeast of the Point. This expansive area was also the end location for transported and dumped coal refuse, slag, industrial, toxic and other process wastes and materials from the plant. The coke plant is now gone - the smokestacks were razed, buildings were demolished, equipment removed, and site soils were remediated through various Brownfield grant programs. However, the expansive slag dumps remain, and the City has struggled to identify appropriate reuses for the area. Some feasibility work has been done to locate AMD treatment works here as an alternative to the Point site, but more work needs to be done to reactivate this expansive area.

Revitalization of the Target Area

d. Reuse Strategy and Alignment with Revitalization Plans: Reuse of these sites will support the advanced manufacturing and recreational tourism industries to boost economic revitalization of the Johnstown region, in alignment with the reuse strategies adopted in the [2020 Elevate Johnstown Plan](#) and [2020 Johnstown Urban Connectivity Plan](#). Long-term regional planning started in 2018, when Governor Tom Wolf and several state agencies joined with Johnstown to launch the "Johnstown Redevelopment Strategy", to craft a consensus community plan for its most important projects, and a strategy for leveraging resources to accomplish these goals. Among the highest priorities and catalytic projects are key brownfields cleanup and revitalization projects, including the cleanup of the mine-scarred land at the Point. From this endeavor Johnstown created Vision Together 2025, a nonprofit organization working to implement the recommendations of these plans by creating united neighborhoods, removing blight and brownfields, restoring Johnstown's rivers, promoting community gardens, expanding greenspace and trails, revitalizing downtown, and re-energizing Johnstown with new energy-generation approaches. In alignment with these reuse and revitalization strategies, assessment work at these Brownfield sites will prepare them for productive reuse in the advanced manufacturing and recreational tourism industries to support job creation, blight removal and downtown revitalization, and access to parks and recreational amenities. At the Moxham Bus Barns the project team has laid the groundwork for Swedish company Höganäs to expand its high-tech metal powders manufacturing factory. The Sheesley site, with connections to existing trails, will support recreational tourism in partnership with CCCRA. The Point site will also boost

recreational and heritage tourism by supporting existing and in-development amenities including the Inclined Plane, Inclined Plane hiking and mountain bike trail system, and water sports on the river. JRA also seeks to update the Fairfield/Strayer Corridor Revitalization Study and use the findings to complete Phase I and II ESAs at sites identified by the updated plan to maximize blight removal and spur commercial investment.

e. Outcomes and Benefits of Reuse Strategy: Reuse of these sites will support new jobs in the advanced manufacturing industries and greater investment in recreational amenities to boost economic vitality and community revitalization. As detailed above, the Johnstown community has struggled with job loss and poverty due to deindustrialization, but building upon its rich manufacturing pedigree and ample historical and recreational assets, the community is working to attract new businesses, create high-quality job opportunities, and boost tourism to drive revitalization. Reuse of the Moxham Bus Barns by Höganäs leverages other recent investments in the Moxham neighborhood to attract new businesses and create local jobs. Reuse of the Sheesley site and the Point will expand parks and trails amenities in support of the outdoor recreation industry and improve resilience to the impacts of extreme weather events. CCCRA has been working to activate the Sheesley site, located on the banks of the Stonycreek River, as part of its growing system of trails that provide walking and biking connectivity to destinations within the City of Johnstown and to other recreational and tourism destinations throughout Cambria County. Similarly, cleanup of the Point will add to other recreational assets including the Inclined Plane hiking and mountain bike trail system and water sports opportunities on the rivers. Blight removal along the Fairfield/Strayer Corridor will leverage the reopening of Garfield Middle School to spark reinvestment in this commercial corridor.

Assessment activities will also support resilience to the impacts of extreme weather events and natural disasters by prioritizing green stormwater elements that mitigate flooding risks and incorporating energy-generation measures. Lying at the base of the steep hills of the narrow Conemaugh Valley and the Allegheny Mountains, Johnstown is especially prone to flooding. In 1889, historic upstream rainfall caused the South Fork Dam to rupture, unleashing a catastrophic flood which eviscerated the city, killing 2,209 people. The U.S. Army Corps of Engineers launched and built one of the largest flood control projects in USACE history with the Johnstown Local Flood Protection Project, helping to reduce future flooding risk, but substantial parts of the city remain high-risk flood areas according to FEMA maps. Thus, the project team is committed to incorporating flood resilience measures, such as green stormwater elements, into its reuse planning for Brownfield sites to mitigate flooding risks in the region. Johnstown is also looking to boost its energy generation capabilities to increase resilience, especially with the loss of coal power in the region (the Conemaugh Generating Station, which employs at least 200 workers 13 miles north of the City, will close by 2028). Johnstown is exploring the viability of placing large-scale solar arrays on its industrial sites, and the project team is targeting solar installations for the Moxham Bus Barns and Sheesley sites to boost energy resiliency.

Strategy for Leveraging Resources

f. Resources Needed for Site Reuse: Brownfields funding will support ongoing efforts to secure grant funding resources for transportation infrastructure, business development, education and job training, blight removal, and recreational development to support revitalization:

- Appalachian Regional Commission POWER Grants: Supports workforce development. Johnstown has been successful in securing this funding in the past to support its manufacturing sectors and will continue to pursue funds for workforce development activities at these sites.
- NPS Land & Water Conservation Fund, US DOT Transportation Alternatives Program, & PA DCNR Recreational Trails Program: Provides grants for park and trail improvements which will be pursued for recreational redevelopment at the Point and Sheesley sites.
- PA DCED Industrial Sites Reuse Program (ISRP): Grants to assess and clean up industrial sites. Completing assessments will prepare JRA to pursue ISRP cleanup funding for final remediation.
- PA DCED Pennsylvania Strategic Investments to Enhance Sites (SITES) and Main Street Matters Programs: Grant and loan funding to develop competitive sites for businesses to relocate or expand and for general business improvements. These funding sources will be critical for new businesses looking to locate to the revitalized Fairfield/Strayer Corridor.

g. Use of Existing Infrastructure

- Center for Metal Arts: Johnstown is transforming the historic Cambria Iron Works complex into a metalworking training and tourism campus next to the Point site. By advancing the cleanup and reuse of the Point as another center for outdoor recreation and tourism, this grant will leverage the activation and proximity of the Center for Metal Arts to attract tourists and boost economic revitalization through recreational and historical tourism.
- Johnstown Flood Walls: Johnstown is currently working with the Army Corps of Engineers under existing authorities on a feasibility study for the Johnstown Flood Walls, with the long-term goal of revitalizing Johnstown's riverbanks into recreational assets. Reuse of the Point and the Sheesley sites as new nodes in the regional recreational trails network will build upon this ongoing work to expand recreational assets and drive tourism growth.
- 2020 US DOT RAISE Funding: Johnstown was awarded \$25 million in US DOT RAISE grant funding to revitalize its transportation network and bring more people downtown. In-progress updates include transforming Johnstown's Central Park and Mainstreet into a vibrant and walkable community hub, rehabilitating the CamTran bus station to boost transit connectivity, repairing the Johnstown Inclined Plane (next to the Point), and restoring the historic Johnstown Train Station (which with additional capital investments from Amtrak will see additional passenger rail service on the popular Pennsylvanian Line, driving more visitors to the City). All these upgrades will support the growth of Johnstown's heritage tourism industry to create new jobs and increase local revenues. Brownfields assessment work will mitigate blight and add to the City's tourism assets to leverage this significant investment and boost revitalization.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

Community Need

a. The Community's Need for Funding: Johnstown's declining population and extreme poverty (31.2%) limits its ability to assess, plan revitalization, and clean up contaminated sites without EPA grant assistance. Diminished local tax revenues do not provide enough cash to meet project costs, and many targeted industrial sites are now closed or abandoned, limiting their taxable value, while many more sites are publicly owned, also limiting their taxable value. The region's economic status dictates that without EPA grant assistance, the greater Johnstown area will be severely limited in its abilities to assess, clean up, and plan for the reuse of these sites.

b. Health or Welfare of Sensitive Populations: The Johnstown populace is older (19.8% vs. 18% persons 65 years and older), lower-income (31.2% vs. 10.6% poverty rate), and more likely to have a disability (24.6% vs. 9.1% with a disability under age 65 years) than the U.S. population⁵. Cambria County residents have a higher rate of asthma (11.8% vs. 8.6% nationally)⁶, diabetes (8.7% vs. 5%)⁷, and cancer (475.3 cases per 100,000 vs. 444.4 per 100,000)⁸, making them more susceptible to the negative health impacts of environmental contamination. There are 10 major sources of air pollution, 25 TRI waste reporting entities, 11 large quantity waste generators and TSD facilities, and six major water dischargers in Cambria County⁹. Reducing environmental toxins by assessing and cleaning Brownfield sites will promote better health outcomes for all Johnstown residents, especially these more sensitive groups.

c. Greater Than Normal Incidence of Disease and Adverse Health Conditions: Poor human health outcomes are strongly tied to the high degree of environmental toxins across the region. At the Moxham and Sheesley sites, underground storage tanks have been associated with benzene contamination, a known carcinogen that damages the immune and respiratory systems and that has been linked to diabetes. Acid mine drainage at the Point contaminates water and soil with heavy metals such as arsenic, cadmium, and lead, which can raise cancer risk, worsen asthma, and contribute to diabetes by promoting inflammation and endocrine disruption. Assessment and cleanup of these sites will eliminate these sources of contamination to reduce the risk of future adverse health impacts to a Johnstown community already dealing with extensive contamination and poor health outcomes. Given the proximity of these project sites to homes, businesses, and people, assessment and remediation are immediate priorities in the effort to reduce environmental toxins and promote better human health outcomes.

d. Economically Impoverished/Disproportionately Impacted Populations: Both environmental contamination and poverty are more prevalent in and around Johnstown's Downtown and Moxham neighborhoods, meaning that impoverished residents often face the greatest exposure to contamination and its negative health impacts. Census tract 42021000100 covers all of downtown Johnstown, has a poverty rate of 50.7%¹⁰, and has 13 distinct Brownfields sites (including the Point) according to the Johnstown Brownfield Inventory. Census tract 42021000500 covers the Moxham neighborhood, has a poverty rate of 39.3%¹⁰, and has 20 distinct Brownfields sites (including the Moxham Bus Barns). Poorer residents already face higher rates of chronic diseases, and their heightened exposure to contaminated sites combined with decreased access to healthcare resources due to their poverty highlights the need to clean up these contaminated sites and prioritize investment in projects that will foster local economic mobility. By tackling known contamination risks and advancing plans for business relocation and job creation within Johnstown's poorest neighborhoods, this project will improve health and economic conditions for Johnstown's most impoverished and hazard-exposed residents.

⁵ U.S. Census Bureau

⁶ CDC State Maps for Asthma Prevalence

⁷ CDC United States Diabetes Surveillance System

⁸ CDC United States Cancer Statistics

⁹ EPA EnviroFACTS

¹⁰ EDA-Census Poverty Status Viewer

Community Engagement

e. Project Involvement and f. Project Roles:

Partner Name & Brief Description	Project Roles & Commitments
Johnstown Redevelopment Authority (JRA)	Lead applicant, project administration, day to day supervision of contractors and project activities, grant reporting, Steering Committee
City of Johnstown	Assist with final site selection, pursue additional funding for cleanup and reuse, Steering Committee
Cambria County Conservation Recreation Authority (CCCRA)	Lead role on the Sheesley site, lead on recreational reuse development, Steering Committee
Neighborhood Associations	Community outreach, Steering Committee
Community Foundation for the Alleghenies (local philanthropy)	Community outreach, match funding for pursuing additional funding, Steering Committee
Center for Population Health (regional public health coordinator)	Connect poor residents to health resources, pursue additional funding, Steering Committee
Johnstown Area Regional Industries (two-county economic development agency)	Lead outreach to prospective businesses looking to locate at project sites, Steering Committee
Vision 2025 (community engagement and revitalization organization)	Community outreach, blight elimination, pursue additional resources, Steering Committee
Heritage Johnstown (historic preservation org)	Outreach, reuse planning, Steering Committee
Lift Johnstown and Conemaugh Valley Conservancy (nonprofits for river restoration)	Recreational reuse planning, Steering Committee

g. Incorporating Community Input: JRA will reconvene the Brownfields Steering Committee to boost community outreach through workshops, direct engagement with key affected landowners and stakeholders, neighborhood gatherings, interaction with church groups, speaker's bureaus, newsletter mailings, web sites, social media, and other communication vehicles. Detailed information about past and ongoing projects is regularly posted on JRA's website, which includes contact methods for residents to make comments and inquiries directly to staff. Outreach will help update the Brownfields Inventory, assist with site prioritization, and solicit expertise and leveraged resources for reuse.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

Description of Tasks/Activities and Outputs

a. Project Implementation	b. Schedule	c. Lead	d. Outputs
<u>Task 1: Project Management</u> <ul style="list-style-type: none"> • Manage contractors • Conduct grant reporting • Manage QEP & reuse team • Coordination with EPA & PA DEP 	Months: 1 & 2, and quarterly for 4 year project period	JRA (with QEP and Steering Committee)	Ongoing collaborative relationships & resource leveraging; effective & compliant gameplan; compliant quarterly, final & ACRES reports; communication with EPA Region 3 and PA DEP
<u>Task 2: Community Outreach</u> <ul style="list-style-type: none"> • Community-wide workshops, plus site-specific workshops at sites 	Months: 4-end	JRA (with Steering Committee)	Reestablished Brownfield Steering Committee (BSC), four BSC/stakeholder/public meetings

Task 3: Assessments <ul style="list-style-type: none"> Phase I and II ESAs Remedial assessments Act 2 attainment documentation 	Months: 4-end	JRA (with QEP)	Phase I ESAs, Phase II ESAs, ACT 2 attainment documentation
Task 4: Reuse Planning <ul style="list-style-type: none"> Site Reuse Visions for The Point and Rosedale Updated Fairfield/Strayer Corridor Plan 	Months: 4 - end	JRA (with City and QEP)	Site Reuse Vision for the Point and Fairfield/Strayer
Task 5: Updated Brownfields Inventory	Months: 1 - end	JRA (with City, QEP, and Steering Committee)	Updated 2017 Brownfield Inventory and priority ranking system, new public-facing online map of sites, including past work.

e. Cost Estimates: Estimates were based on activities and costs from other Brownfield projects.

Budget Categories	Task 2 Outreach	Task 3 Assessment	Task 4 Reuse Plan.	TOTAL
Personnel	\$0	\$0	\$0	\$0
Fringe	\$0	\$0	\$0	\$0
Travel	\$0	\$0	\$0	\$0
Equipment	\$0	\$0	\$0	\$0
Supplies	\$0	\$0	\$0	\$0
Construction	\$0	\$0	\$0	\$0
Contractual	\$25,000	\$395,000	\$55,000	\$475,000
Other - Administrative	\$15,000	\$5,000	\$5,000	\$25,000
TOTAL DIRECT COSTS	\$40,000	\$400,000	\$60,000	\$500,000
Indirect Costs	\$0	\$0	\$0	\$0
Total Federal Funding	\$40,000	\$400,000	\$60,000	\$500,000
TOTAL BUDGET	\$40,000	\$400,000	\$60,000	\$500,000

Contractual Costs Breakdown		
Task/Activity	Cost	Explanation
Moxham		
Task 3. Supplemental Sampling	\$75,000	5 additional soil borings & install 3 wells for a total of 12, 18 indoor air samples and 4 rounds of groundwater sampling.
Task 3. Act 2 Attainment Documentation	\$45,000	Remedial Investigation Report - \$15,000
		Risk Assessment - \$15,000
		Cleanup Plan and Final Report - \$15,000
TOTAL	\$120,000	

Sheesley		
Task 3. Phase II ESA	\$100,000	10 soil boring & install 6 wells, 4 quarters of groundwater sampling
Task 3. Act 2 Attainment Documentation	\$45,000	Remedial Investigation Report - \$15,000
		Risk Assessment - \$15,000
		Cleanup Plan and Final Report - \$15,000
TOTAL	\$145,000	
The Point		
Task 3. Phase I ESAs	\$15,000	3 Phase I ESAs at potential treatment and extraction well sites
Task 3. Phase II ESA	\$45,000	1 Phase II ESA at preferred treatment plant site. 3 wells and 6 soil borings with 4 quarterly sampling events.
Task 4. Reuse Planning	\$20,000	Coordinate with PADEP and landowners to review existing documentation and identify treatment and extraction well sites
TOTAL	\$80,000	
Fairfield/Strayer		
Task 3. Phase I ESAs	\$15,000	3 Phase I ESAs at priority brownfield sites
Task 4. Reuse Planning	\$35,000	Update 2020 Brownfield Corridor Revitalization Plan
TOTAL	\$50,000	
Brownfield Inventory Update		
Tsk 2. Community Outreach	\$25,000	Reestablish Brownfield Steering Committee (BSC), Update 2017 Brownfield Inventory and priority ranking system. 4 BSC/stakeholder/public meetings,
Task 3. Phase I ESAs	\$10,000	2 Phase I ESAs at priority sites
Task 4. Phase II ESA	\$45,000	1 Phase II ESA at priority site. 3 wells and 6 soil borings with 4 quarterly sampling events.
TOTAL	\$80,000	

f. Plan to Measure and Evaluate Environmental Progress and Results: The QEP and JRA will track project deliverables based on the following projected outputs and outcomes and make quarterly reports in ACRES. JRA has extensive experience collecting data for Brownfields activities and strong connections to project partners.

Outputs	Outcomes
<ul style="list-style-type: none"> • (6+) Phase I ESAs • (3+) Phase II ESAs • (2) Act 2 Attainment docs. • (1) Site Reuse Vision • (3) Community meetings held • (1) Updated Brownfields Inventory with web map • (1) Updated Fairfield/Strayer Study 	<ul style="list-style-type: none"> • 3+ new businesses and 50+ new jobs generated from future site cleanup and reuse • Accelerated economic revitalization through blight removal and development of outdoor rec. and tourism industries • Improved community and watershed health by removing toxins and contaminants • Greater community buy-in with meetings and demonstrable progress on priority sites

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

Programmatic Capability: a. Organizational Capacity, b. Structure, c. Description of Key Staff

JRA and its partners have extensive experience and organizational capacity to manage Brownfield grant activities, having achieved successful outcomes with several Assessment, Cleanup, Coalition, and Multipurpose EPA Brownfield awards, including the successful Johnstown-Cambria County-JRA Coalition Assessment of 2020 and JRA's 2023 Multipurpose grant. JRA will manage project activities using the staff structure in place under its open 2023 Multipurpose cooperative agreement. Mark Critz, JRA Executive Director, is the project lead and will oversee all project activities and make final site selections. Cheryl Labosky, JRA Finance Director, will lead grant administration, reporting, and contractor procurement. Cheryl has extensive experience administering federal and state-funded programs, including home repair initiatives for residents, blight elimination, brownfield redevelopment, and economic development projects, and maintains financial oversight of the Authority's multi-million-dollar budgets, various grant programs, and funding pools. Clifford Kitner, executive director of the Cambria County Conservation Recreation Authority (CCCRA) will lead grant activities for the CCCRA owned Sheesley site and lead recreational planning activities at the Point. **d. Acquiring Additional Resources:** The project team will publicly advertise for a Qualified Environmental Professional (QEP), rank responses based on experience and skills, and select a QEP to lead assessment activities. Additional contractors may be procured for reuse planning.

Past Performance and Accomplishments

e. Currently Has or Previously Received an EPA Brownfields Grant: With its 2023 Multipurpose grant, JRA: **(1) Accomplishments:** Completed cleanup of the Atrium Manor site in downtown Johnstown and initial assessment work at the Moxham Bus Barns and Sheesley sites. Atrium Manor was a former assisted living facility that had fallen into extreme disrepair. Asbestos was remediated and the site was sold to a developer in early 2025, with a final cleanup plan was submitted to EPA, and the developer is now advancing reuse of the building. At Moxham, JRA completed soil borings and sampling associated with USTs, completed groundwater sampling, and initiated planning for additional site investigation. At the Sheesley site, JRA organized a stakeholder meeting and is preparing bid solicitation for the removal of the UST to be funded by remaining Multipurpose grant funding. All of these expenditures and successful outcomes have been reflected in the quarterly reports as of submission of this application.

(2) Compliance with Grant Requirements: JRA has made and reported progress on its open 2023 Multipurpose grant in ACRES in a timely manner, usually no less than a month after the reporting period has ended. The start date for the period of performance is October 1, 2023. Reports have documented the full scope of work completed in alignment with the approved workplan and cooperative agreement terms. JRA expects to make final expenditures and deliver final reports for the cooperative agreement by the end of 2026, well ahead of the September 30, 2028 period of performance end date. \$61,945.10 remains from the open Multipurpose grant, which will be used to remove the UST at the Sheesley site in 2026, completing full drawdown of the balance.

Threshold Criteria Responses

1. Applicant Eligibility:

a. Applicant Type: The Johnstown Redevelopment Authority is an eligible applicant as it is a Redevelopment Agency that is chartered or otherwise sanctioned by the Commonwealth of Pennsylvania under the Commonwealth of Pennsylvania's Urban Redevelopment Authorities Act. See attached the Johnstown Redevelopment Authority's Certificate of Incorporation.

b. 501(c)4 Status: The Johnstown Redevelopment Authority is not exempt from Federal taxation under section 501(c)(4) of the IRC

2. Community Involvement: The Johnstown Redevelopment Authority has conducted extensive community outreach efforts to engage Johnstown residents in the Brownfield cleanup and reuse process, including recent efforts as part of the City of Johnstown's Community Wide Assessment grant and the Johnstown Redevelopment Authority's recent Multipurpose grant. Johnstown has formed a "Brownfields Steering Committee" representing 11 entities which has guided and overseen community brownfields efforts, provided key input for the creation of a brownfields inventory with 37 sites, helped secure property access for assessment, and played robust roles in reuse planning. Steering Committee members included the City of Johnstown Department of Community & Economic Development, the Johnstown Redevelopment Authority, Cambria County Redevelopment Authority, Vision 2025, Johnstown Area Regional Industries, the Johnstown Area Heritage Association, the Cambria County Planning Department, the Greater Johnstown Regional Partnership, the Community Foundation for the Alleghenies, the 1889 Foundation, Pittsburgh Gateways, the Commonwealth of Pennsylvania Department of Community & Economic Development, the Johnstown Community Blight Elimination Task Force, the Foundation for Pennsylvania Watersheds, the Conemaugh Valley Conservancy, Saint Francis University, the U.S. Army Corps of Engineers, and the Pennsylvania Department of Environmental Protection, with involvement by other entities on occasion and as needed.

Johnstown will reconvene the Steering Committee to engage the community through workshops, direct engagement with key affected landowners and stakeholders, neighborhood gatherings, interaction with church groups, speaker's bureaus, newsletter mailings, web sites, social media, and other communication vehicles.

3. Expenditure of Existing Grant Funds: The Johnstown Redevelopment Authority has an open EPA Brownfields Multipurpose grant, and had drawn down more than 70% of the funding for the cooperative agreement by October 1, 2025. A financial record displaying the amount of cooperative agreement funds drawn down and corresponding dates is attached.

4. Contractors and Named Subrecipients:

Contractor: n/a

Subrecipient: n/a