

TOWNSHIP OF CUMRU

BERKS COUNTY, PENNSYLVANIA
1775 WELSH ROAD
MOHNTON, PA. 19540

R03-26-A-007

WWW.CUMRUTOWNSHIP.COM

Applicant Information Sheet

1. Applicant Identification

- a. Applicant: Township of Cumru
- b. Applicant Address: 1775 Welsh Rd, Mohnton, PA 19540

2. Website URL

<http://www.cumrutownship.com/>

3. Funding Requested

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

4. Location

- a. City: Cumru Township
- b. County: Berks County
- c. State: Pennsylvania

5. Target Area and Priority Site Information

- a. Target Area: Cumru Township
- b. Address(es) of Priority Site(s):
 - Titus Station: 296 Poplar Neck Rd, Birdsboro, PA 19508
 - Lancaster Pike: Lancaster Pike, Reading, PA 19607
- c. Attached: Titus Station Map & Lancaster Pike Map

6. Contacts

- a. Project Director:
 - i. Name: Patricia Wylezik-Pfeiffer
 - ii. Phone Number: (484) 755-9619
 - iii. Email Address: pwylezik@cumrutownship.org
 - iv. Mailing Address: 1775 Welsh Rd, Mohnton, PA 19540
- b. Chief Executive/Highest-Ranking Elected Official:
 - i. Name: Andy Donnell
 - ii. Phone Number: (610) 777-1343
 - iii. Email Address: adonnell@cumrutownship.org
 - iv. Mailing Address: 1775 Welsh Rd, Mohnton, PA 19540

7. Population

- a. Population: According to the 2020 U.S. Decennial Census, the population of Cumru Township is 15,619.



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8. Other Factors

Other Factors	Page #
Community population is 15,000 or less.	N/A
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	N/A
The priority site(s) is impacted by mine-scarred land.	N/A
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
The priority site(s) is in a federally designated flood plain.	#2
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	N/A
The reuse of the priority site(s) will incorporate energy efficiency measures.	N/A
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	N/A
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).	#9
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	N/A

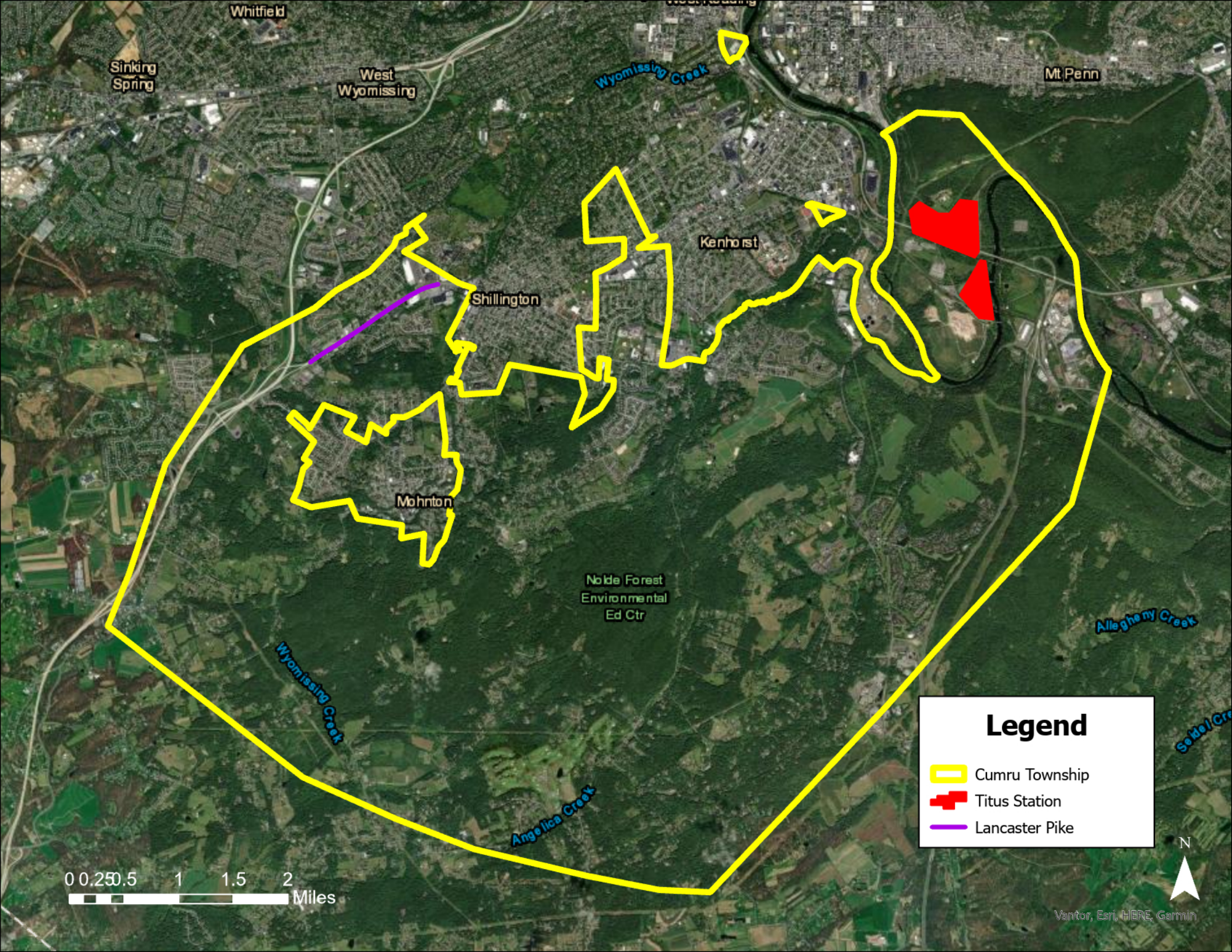
9. Letter from the State

A current letter is attached from Pennsylvania Department of Environmental Protection.

10. Releasing Copies of Applications

Not applicable – the application does not contain CBI





Sinking Spring

Whitfield

West Wyomissing

Wyomissing Creek

Mt Penn

Kenhorst

Shillington

Mohnton

Noke Forest
Environmental
Ed Ctr

Allegheny Creek




Angelica Creek

Wyomissing Creek

Sokol Creek

0 0.25 0.5 1 1.5 2 Miles

Legend

-  Cumru Township
-  Titus Station
-  Lancaster Pike





January 12, 2026

Mr. Greg Miller, Commissioner
Cumru Township
1775 Welsh Road
Mohnton, PA 19540

**RE: U.S. EPA Brownfields Grant Proposal | State Letter of Acknowledgement
Township of Cumru
Berks County, Pennsylvania**

Dear Mr. Miller:

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 PA DEP supports the Township of Cumru's application for a US EPA Brownfields FY26 Community-Wide Assessment Grant in the amount of \$500,000 to develop a brownfield site inventory, conduct planning activities, and complete Phase I and Phase II environmental site assessments.

The township'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 Cumru Township 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

Narrative

1. Project Area Description and Plans for Revitalization

Target Area and Brownfields

a. Overview of Brownfield Challenges and Description of Target Area

The Township of Cumru (dba Cumru Township) is located in southern Berks County, Pennsylvania, directly below the City of Reading. When founded in 1737, Cumru encompassed what is now Spring Township, the Boroughs of Kenhorst, Mohnton, and Shillington, and portions of the City of Reading. As Berks County developed, these municipalities split from Cumru or were annexed by neighboring municipalities, leading to disjointed development and interdependent municipalities. In recent decades, Cumru Township has suffered from systemic disinvestment, leaving many of its industrial and commercial centers in a state of disrepair. In addition, the construction of PA State Route 222 has bypassed traffic away from Cumru Township and significantly reduced economic activity.

The **geographic boundary** for this grant application is the entirety of Cumru Township. The Township has a total area of 20.9 square miles, an estimated population of 15,619, and is predominantly rural. Cumru is seeking to revitalize the Township through redevelopment of key commercial and industrial sites to stimulate economic growth and improve residents' quality of life. Two particular areas of concern for the Township are the former **Titus Station Coal-Fired Power Plant** and **Lancaster Pike**. These priority sites are targets for Cumru's redevelopment strategy, but unknown contamination hinders safe and successful redevelopment.

Dilapidation of both the former **Titus Station Coal-Fired Power Plant** and **Lancaster Pike** has created significant economic threats to the Cumru Township community. Titus Station, a former coal power plant, once provided hundreds of stable jobs and income to the Township. At its closing in 2014, Titus Station employed 58 workers¹. The loss of these jobs was impactful for Cumru Township residents, resulting in the loss of both direct employment and supporting downstream industries. In addition, the site no longer contributes substantially to the Township's tax base: in 2020, Titus Station's assessed value was \$2,108,900, but in 2024, the assessed value was \$200,000 according to Berks County Property Records². This significant decrease in valuation contributes to the Township's strained financial position, placing a larger tax burden on the aging residents. Although the property had been largely unused since 2014, the 193-acre Titus Station site is an excellent opportunity for industrial redevelopment. New industry would create stable, well-paying jobs and significantly contribute to the Township's falling tax base. Substantial site contamination prevents successful redevelopment. Completion of brownfield assessment activities, through EPA Brownfields Community-Wide Assessment funding, will position Titus Station for successful, safe redevelopment. Proposed activities for the site include Phase 1 and 2 Environmental Assessments, and infrastructure evaluation, and a master site plan.

Similarly, Lancaster Pike was once a center of commercial activity in Cumru Township. Since the construction of PA State Route 222, vehicular traffic has bypassed away from Cumru Township and Lancaster Pike has suffered from disinvestment and fragmented development patterns. Lancaster Pike also has limited water and sewer infrastructure, further hindering development. Potential brownfield sites along the Pike include a gas station, a car wash, and several used car dealerships. There are also several vacant lots, so the presence of contaminants is unknown. Cumru Township is seeking to redevelop Lancaster Pike, converting it from a car-centric strip with fragmented development, into a walkable, pedestrian-friendly street with restaurants, retail, housing, and offices. Not only will this create new jobs, expand housing, and add to the Township tax base, but it will also boost community identity and

¹ https://www.wfmz.com/news/area/berks/titus-plant-to-close-earlier-than-originally-planned/article_b2a109c3-e24c-5fc8-9bce-b799a7ae7fde.html

² <https://propertyrecords.berkspa.gov/search/commonsearch.aspx?mode=realprop>

wellbeing. EPA Brownfields funding will spur redevelopment by identifying contaminants and creating a master plan for their successful remediation.

b. Description of Priority Brownfield Site(s)

Titus Station, a former coal-fired power plant, is located in a bend of the Schuylkill River in Northeastern Cumru Township. It is approximately a mile from residential development in Cumru and Kenhorst Borough. Titus Station, constructed in 1948, once was a staple provider of jobs and income to the surrounding areas. The 193-acre site housed three coal-fired units and two oil-fired combustion turbines. After undergoing a series of ownership transfers, Titus Station was decommissioned in 2014. By June of that year, the site's fuel and process chemicals were removed. Other than the two oil-fired combustion turbines, the site has remained closed since decommissioning. The oil-fired combustion turbines currently remain operational. Based on prior assessment, contaminants associated with plant operation and prior site activities include polychlorinated biphenyl (PCB) containing oils, lead and other secondary metals (such as antimony, copper, and zinc), fly ash, diesel and gasoline, lead-arsenate and/or organochloride pesticides, transformer oil, Volatile Organic Compounds (VOCs), Semi-Volatile Organic Compounds (SVOCs), and arsenic. This potential contamination from prior operations presents a significant barrier to redevelopment.

Lancaster Pike from Wilma Avenue to Museum Road, located in western Cumru Township, serves as the gateway into the Township. This stretch of roadway is 1.25 miles long and includes parcels on either side, approximately 100 acres of land. Despite its critical location, it has suffered from disinvestment and fragmented development patterns since the construction of PA State Route 222. Cumru desires to redevelop the roadway and adjacent parcels given its key location, but the current development patterns and resulting environmental issues pose a significant concern. Currently, Lancaster Pike is flanked by many automotive-oriented businesses which are still in operation, including used car dealers, a gas station, and a car wash. There are also a number of vacant lots along the Pike. Possible contaminants at these sites include gasoline and diesel, per- and polyfluoroalkyl substances (PFAS), oil, polycyclic aromatic hydrocarbons, and lead and other heavy metals, but no assessments have been completed to verify contamination. Contaminants at the vacant sites are entirely unknown. While Cumru Township is eager to pursue redevelopment activities, unknown contaminants from automotive-oriented businesses and businesses previously located at now-vacant lots hinder safe and environmentally sustainable redevelopment. In addition, a significant portion of the Pike is located within the FEMA Flood Zone, warranting careful consideration to mitigate future contamination of Wyomissing Creek. Cumru Township is seeking EPA funding to complete a brownfields inventory, Phase 1 and Phase 2 Environmental Assessments, an infrastructure evaluation, and master site planning for the Lancaster Pike target area.

c. Identifying Additional Sites

Using EPA Brownfields Community-Wide Assessment Grant funding, Cumru Township will complete a township-wide brownfield inventory to identify any additional sites for brownfield assessment if additional funding remains. Criteria for prioritizing additional sites will include the level of perceived contamination, proximity to residential development, schools, and other vulnerable populations, proximity to environmental assets such as the Schuylkill River and Nolde Forest, and potential for site redevelopment.

Revitalization of the Target Area

d. Reuse Strategy and Alignment with Revitalization Plans

In 2025, Cumru Township completed *Foundations for the Future: Preserving Our Assets, Building Our Tomorrow*, an economic development strategy for the Township. The proposed strategy, based on extensive community input, highlights current market conditions and provides a series of implementation recommendations. A key implementation strategy is redevelopment of existing sites in order to preserve

valued open space. In particular, the strategy prioritizes redevelopment of both priority sites, Titus Station and Lancaster Pike. Community members have expressed support for their redevelopment.

Titus Station is highlighted as a critical opportunity for light industrial or commercial redevelopment.

While the final reuse strategy will depend upon the completed brownfield assessments, potential site reuse opportunities include material recycling, light manufacturing, biomass processing, and/or a data center. Given the size of the site, it is likely that the redeveloped site will be able to host multiple uses.

Lancaster Pike, currently a disjointed and car-centric strip, will be redeveloped into a cohesive, walkable, mixed-use destination. The revitalized Lancaster Pike will contain residential development, retail, office space, pedestrian amenities, bike infrastructure, and green spaces. *Foundations for the Future: Preserving Our Assets, Building Our Tomorrow* outlines this vision for Lancaster Pike and the requested EPA Brownfields funding will advance this critical project by ensuring that future development is safe and environmentally sustainable. As future uses include residential and recreational development, it is critical that all contaminants are successfully remediated.

In 2017, Cumru Township completed the *Governor Mifflin Area Joint Comprehensive Plan* (Joint Comprehensive Plan) in conjunction with Shillington Borough, Kenhorst Borough, Mohnton Borough, and Brecknock Township. The primary goal of the plan is to “Continually strive to make the region an even greater place in which to live, work, learn, visit, shop and play, with a strong sense of community...” Redevelopment of both Titus Station and Lancaster Pike, spurred on by brownfield assessment activities, will achieve these goals by creating new opportunities for work, housing, shopping, and entertainment. The Future Land Use Plan³ in the Joint Comprehensive is designed to accommodate projected community and economic growth, direct growth to areas of existing or planned infrastructure, and protect sensitive resources. In relation to Titus Station, the Plan states that “heavier industrial uses be concentrated around the site of the former Titus generating station and Western Berks Landfill in the northeastern part of Cumru” (p. 113). It also states the municipalities should “Promote the reuse or development of older industrial sites” (p. 4). Both goals align with Cumru Township’s redevelopment of the Titus Station site to create new industrial development.

Another recommendation within the Joint Comprehensive Plan is to “Promote the Lancaster Avenue/Pike corridors and recruit and retain appropriate businesses in these corridors” (p. 4). The new vision for Lancaster Pike will both recruit and retain appropriate businesses by investing in infrastructure and improving walkability. This new vision will be made possible through brownfield assessment activities. Public outreach, funded through EPA Brownfields funding, will be used to gather input about future uses. The *Berks County Comprehensive Plan*, updated in 2020, highlights the need to revitalize existing developed land rather than constructing new development and calls out the viability of redeveloping prior industrial sites. The Plan states “Revitalizing our urban centers, including the modernization and adaptive reuse of our older buildings, is a key factor in the reduction of the amount of sprawl and the continued healthy growth of the county” (p. 96) and “redevelopment of past industrial sites [is] a viable option within the core industrial and commercial sector” (p. 85). A specific land use goal is to “maintain and revitalize areas with established development through in-fill development and rehabilitation” (p. 103). The Plan also states that “Land for commercial, industrial, and institutional uses must be planned for to provide for the economic and employment needs of the area and to ensure that the area has an adequate tax base” (p. 94) and “Business development should consist primarily of industrial and office growth” (p. 94).

Cumru’s proposed redevelopment of both Titus Station and Lancaster Pike achieve the goals outlined above by revitalizing existing developments. Redevelopment of Titus Station, a past industrial site, will add to the tax base and grow Berks County’s industrial businesses while redevelopment of Lancaster Pike will utilize in-fill development and rehabilitation. It will also add office space.

e. Outcomes and Benefits of Reuse Strategy

³ http://www.cumrutownship.com/images/comp_plan_2017_-_chapter_9.pdf

Completion of assessment activities will lead to the cleanup and redevelopment of both the Titus Station and Lancaster Pike priority sites. Redevelopment of both sites will create significant economic impact in Cumru Township. Titus Station will create new light industrial development, leading to new, stable jobs and significantly contributing to Cumru Township’s tax base. In recent years, Cumru has been struggling with rising costs and falling revenue, leading to annual tax increases that negatively impact the Township’s significant senior population who are on fixed incomes.

Cumru anticipates that redevelopment of Lancaster Pike will lead to substantial economic benefits. Much of the current retail space in the Township is aged, or wholly lacking, leading to residents leaving the Township to do their shopping (retail leakage). Transforming Lancaster Pike from a car-centric strip with many vacant lots into a modern, walkable roadway with small businesses, restaurants, office space, green spaces, and other public amenities will encourage residents to shop in Cumru. This will create new jobs, boost community pride, increase revenue for existing businesses, and further contribute to the Township’s tax base. In addition, residents will not have to drive as far for retail and dining, and options to walk or bike will be expanded. The reuse strategy will also address floodplain concerns and provide recommendations for improving local resilience to the impacts of extreme weather, including flooding. Reuse strategies for both sites will also analyze the potential incorporation of renewable energy and energy efficiency measures.

Strategy for Leveraging Resources

f. Resources Needed for Site Reuse

The following table lists the funding sources currently available to Cumru Township and other sources that the Township can pursue dependent upon the outcome of the proposed brownfield program:

	Agency & Program	Funding Purpose
Federal	EPA Cleanup Grants	Environmental cleanup at Titus Station or Lancaster Pike
Federal	Congressionally Directed Spending/Community Project Funding	Infrastructure or transportation projects for Titus Station or Lancaster Pike
State	PennDOT Multimodal Transportation Fund	Transportation projects at Lancaster Pike: pedestrian infrastructure and roadway modifications
State	DCED CFA Multimodal Transportation Fund	Transportation projects at Lancaster Pike: pedestrian infrastructure and roadway modifications
State	DCED CFA Greenways, Recreation, and Trails Program	Creation of green spaces and trails for Lancaster Pike
State	DCNR Community Conservation Partnerships Program	Creation of green spaces and trails for Lancaster Pike
State	DCED LSA Statewide	Lancaster Pike projects that improve quality of life such as public amenities and master site planning
State	DCED Berks County LSA	Lancaster Pike projects that improve quality of life such as public amenities and master site planning
State	Redevelopment Assistance Capital Program	Infrastructure or economic development projects at Titus Station or Lancaster Pike
Local	Cumru Township Tax Increment Financing	Infrastructure or transportation projects for Titus Station or Lancaster Pike

Cumru Township has been proactive in engaging with legislators at the local, state, and national level as the economic development strategy was completed. As many of the grants above, particularly the state grants and Congressionally Directed Spending/Community Project Funding, are in part decided by legislators, Cumru has a high probability of being awarded funding. Being awarded EPA Brownfield Community-Wide Assessment Grant funding would demonstrate federal support for Cumru’s community revitalization efforts and improve Cumru’s chances of being awarded state funding which will be critical for completing remediation and redevelopment efforts.

g. Use of Existing Infrastructure

Both Titus Station and Lancaster Pike contain infrastructure that could be immensely beneficial to the Township's economy but is currently underutilized. EPA Brownfield funding will ultimately improve the use of the existing infrastructure at both sites, as discussed below. The completion of an infrastructure evaluation for both sites will guide site redevelopment and reuse of existing infrastructure.

Titus Station offers critical infrastructure, including an electric substation, water intake, rail access, six existing buildings, and roads. The buildings are currently unusable, in part due to the perceived contamination. Completion of brownfield assessment activities will unlock these resources for industrial reuse. New industrial development will be able to use the existing buildings and roads for operations. Lancaster Pike is a key road in Cumru Township, but it is underutilized due to disjointed development. Redevelopment of the Pike, which will be facilitated by the completion of brownfield assessment activities, will significantly increase use of Lancaster Pike. Water and sewer infrastructure along Lancaster Pike is undersized for most commercial or mixed-use development, but the extent of the need for upgrades is yet to be determined. Cumru will seek both federal, state, and local funding for these upgrades, including CDS/CPF, RACP, and TIF. While Cumru Township has not finalized a funding strategy for redevelopment, the funding sources mentioned above will likely be used for water and sewer infrastructure expansion and transportation improvements to the existing roadway.

2. Community Need and Community Engagement

Community Need

a. The Community's Need for Funding

Cumru Township struggles with a low tax base due to systemic disinvestment and ever-rising expenses. With tax revenue increases lagging behind expenses each year, the Township has been forced to consistently raise taxes. According to Pennsylvania's State Tax Equalization Board (STEB), property values in Cumru have increased by 0.08% from 2009 to 2024. In the same time period, cumulative inflation nationwide was 46.14% (2.56% annually on average). Cost increases significantly outstripped any increases in property tax. This has eroded the Township's buying power, forcing tax increases which negatively impact Cumru residents, particularly senior citizens on fixed incomes.

A significant portion of Cumru's senior population, described below, is on fixed incomes. This is best demonstrated by their reliance on public healthcare. According to the 2023 American Community Survey 5-Year Estimates, 95.8% of Cumru residents aged 65 to 74 years and 100% of Cumru residents aged 75 years and over rely on public health insurance alone or in combination with other insurance. This is higher than national, state, and county rates. Nationwide, 93.6% of citizens aged 65 to 74 and 98.3% of citizens over 75 rely on public health insurance alone or in part. In Pennsylvania, 94.4% of citizens aged 65 to 74 and 98.8% of citizens over 75 rely on public health insurance alone or in part. In Berks County, 94.0% of citizens aged 65 to 74 and 98.7% of citizens over 75 rely on public health insurance alone or in part. Increased reliance on public health insurance in Cumru Township indicates that elderly residents are unable to afford health insurance without public assistance.

In addition, portions of Cumru Township are in census tracts with significant low and moderate income (LMI) populations⁴. 49.89% of Census Tract 42011002900 is considered to be an LMI population and 83.86% of Census Tract 42011002600 is considered LMI. These Township residents are disproportionately impacted by rising taxes and environmental risks.

EPA Brownfields funding, if awarded, will allow the Township to pursue redevelopment efforts. Such efforts will spur new development and ultimately lead to an increased tax base and property, which will lead to the eventual lowering of tax rates. This will immensely benefit both Township operations and residents, particularly the elderly and LMI population.

⁴ <https://hudgis-hud.opendata.arcgis.com/datasets/HUD::low-to-moderate-income-population-by-tract/explore?location=40.309068%2C-75.994340%2C12.78>

b. Health or Welfare of Sensitive Populations

Cumru Township has a significant elderly population. According to the 2023 American Community Survey 5-Year Estimates⁵, 22.7% of the Township is aged 65 or older. 10.2% of the population is 75 years or older. This is higher than the surrounding Berks County (17.7% and 7.4% respectively), the Commonwealth of Pennsylvania (19.1% and 7.9%), and the United States as a whole (16.8% and 6.8%). The median age in Cumru is 43.2 years compared to the nationwide median age of 38.7 years. Elderly populations are particularly vulnerable to health concerns. Cumru's significant elderly population, discussed above, is at risk due to contaminant exposure from the Titus Station and Lancaster Pike sites. As Cumru has not conducted township-level health assessments, a Brownfields Community-Wide Assessment Grant will provide more data on potential health risks associated with priority sites and initiate mitigation.

According to Pennsylvania's Department of Health, Division of Health Informatics⁶, Cumru Township had a total of 34 deaths from cancer in 2022. This averaged 218 deaths from cancer per 100,000 population. In the same report, Berks County had a total of 826 cancer deaths, averaging 192 deaths per 100,000 population.

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

According to Pennsylvania's Department of Health, Division of Health Informatics⁷, Cumru Township had a total of 34 deaths from cancer in 2022. This averaged 218 deaths from cancer per 100,000 population. In the same report, Berks County had a total of 826 cancer deaths, averaging 192 deaths per 100,000 population.

Many of the contaminants identified above, including polychlorinated biphenyl (PCB), fly ash, Volatile Organic Compounds (VOCs), per- and polyfluoroalkyl substances (PFAS), and polycyclic aromatic hydrocarbons are known carcinogens, potentially causing the higher-than-average occurrences of cancer deaths. Completion of brownfield assessment activities will aid in identifying contaminants that could be causing Cumru Township's above-average cancer deaths. Funding will also allow Cumru to create strategies to remediate contaminants, protecting the health of future generations.

d. Economically Impoverished/Disproportionately Impacted Populations

EPA Brownfields Community-Wide Assessment Grant funding and the resulting remediation and redevelopment at Titus Station and Lancaster Pike will mitigate health and economic threats to Cumru residents. As discussed above, Cumru residents are disproportionately impacted by higher cancer death rates. Identification and remediation of contaminants will reduce cancer rates in future generations. Additionally, assessment activities will spur redevelopment at both sites, increasing the Township's tax base and reducing the ever-growing tax burden on Cumru Township's elderly residents.

Community Engagement

e. Project Involvement

The Berks County Planning Commission and Greater Reading Chamber Alliance have been identified as project partners who will assist in site selection and prioritization, cleanup, and future redevelopment of

⁵

https://data.census.gov/table/ACSST5Y2023.S0101?t=Age+and+Sex&g=010XX00US_040XX00US42_050XX00US42011_060XX00US4201117720

⁶ https://www.pa.gov/content/dam/copapwp-pagov/en/health/documents/topics/healthstatistics/cancerstatistics/cancertables/documents/cancerdeaths_23sites_mcd_2022.pdf

⁷ https://www.pa.gov/content/dam/copapwp-pagov/en/health/documents/topics/healthstatistics/cancerstatistics/cancertables/documents/cancerdeaths_23sites_mcd_2022.pdf

brownfield sites. Specific property owners will be identified throughout the brownfield assessment process. Cumru Township will engage in a robust public outreach and engagement process to ensure that all deliverables are completed.

f. Project Roles

Name of organization/entity/group	Entity's mission	Point of contact (name and email)	Specific involvement in the project or assistance provided
Berks County Planning Commission	The Berks County Planning Commission serves as the area-wide planning organization for Berks County.	Ashley Showers ashowers@berkspa.gov	Support reuse planning; attend community and/or stakeholder meetings.
Greater Reading Chamber Alliance	GRCA provides the tools and resources to help businesses in Greater Reading thrive.	Lucine Sihelnik LSihelnik@GreaterReading.org	Assist with re-use planning and community engagement; help convene local business leaders.

g. Incorporating Community Input

Cumru Township intends to conduct extensive community outreach throughout the brownfields assessment process. On January 13, 2026, Cumru informed the community of the Township's EPA Brownfields Community-Wide Assessment Grant application at a public presentation of the Township's new economic development strategy. Cumru Township will continue to hold public meetings to inform residents of brownfield assessment activities and garner feedback on any proposed activities. Cumru Township livestreams all public meetings for individuals who cannot attend in-person and recordings are uploaded to the Township's YouTube page. Updates will also be shared on the Township website and social media. Consultants will incorporate feedback from residents into site selection for additional brownfield assessments and master site plans.

Proposed activities include master site planning, for which the selected consultant will be required to hold public visioning sessions. Through the interactive sessions, community members will be presented with findings and proposals, and the consultant will solicit public feedback. These meetings will be advertised on the Township's website and located at easily accessible locations. Surveys will also be used to garner feedback from community members unable to attend meetings. In addition, the Township will continue to engage the community to determine additional priority sites advertise assessment activities. The consultant will also conduct stakeholder meetings with key community members, including local business owners, government officials, and non-profit organizations.

3. Task Descriptions, Cost Estimates, and Measuring Progress

Task 1: Public Outreach
a. <u>Project Implementation:</u> Cumru Township will maintain a webpage on the Township website dedicated to brownfield assessment. With the selected consultant, Cumru will develop and distribute outreach materials. Township staff and the consultant will lead public meetings and stakeholder interviews to keep the public informed on project plans and updates and to solicit feedback. Supplies are budgeted for the printing of outreach materials, office supplies, and meeting supplies (posterboard, markers, easels, etc.).
b. <u>Anticipated Project Schedule:</u> Community meetings will be held semiannually, with more frequent stakeholder meetings and public open houses as needed. The webpage and outreach materials will be created in the first six months and updated throughout the grant.
c. <u>Task/Activity Lead:</u> Patty Wylezik-Pfeiffer, Cumru Township Planning Secretary
d. <u>Outputs:</u> Brownfield assessment webpage, 7 semiannual community meetings, handouts.
Task 2: Brownfields Inventory

a. <u>Project Implementation</u> : Cumru Township will work with the selected consultant, residents, and stakeholders to create a detailed site inventory for assessment. Any identified abandoned and underused properties will be further researched by Cumru and the consultant. Selected properties will be ranked with the help of residents to prioritize site assessment.
b. <u>Anticipated Project Schedule</u> : Site inventory will begin in the 2nd quarter. Initial ranking will be completed in the 3rd quarter and continue throughout the assessment process.
c. <u>Task/Activity Lead</u> : Patty Wylezik-Pfeiffer, Cumru Township Planning Secretary
d. <u>Outputs</u> : Ranked site inventory list
Task 3: Phase 1 and Phase 2 Environmental Assessments
a. <u>Project Implementation</u> : The selected consultant will conduct Environmental Site Assessment (ESA) activities at the selected sites, starting with the two priority sites included in the application and continuing with additional sites in the inventory list.
b. <u>Anticipated Project Schedule</u> : Assessment activities will commence in the 2nd quarter and continue throughout the grant.
c. <u>Task/Activity Lead</u> : Selected environmental consultant
d. <u>Outputs</u> : 8 Phase 1 ESAs, 1 Generic QACC, 6 Phase 2 ESAs, Site Access Agreements
Task 4: Infrastructure Evaluation
a. <u>Project Implementation</u> : The selected consultant will inventory infrastructure at each of the sites selected for environmental assessment.
b. <u>Anticipated Project Schedule</u> : Infrastructure evaluation will begin in the 3rdquarter and continue throughout the grant.
c. <u>Task/Activity Lead</u> : Selected environmental consultant
d. <u>Outputs</u> : 6 infrastructure evaluations
Task 5: Master Site Planning
a. <u>Project Implementation</u> : For projects identified for cleanup, the selected consultant will prepare an Analysis of Brownfields Clean Alternatives (ABCA) and Cleanup Plans. Planning will include calculating cleanup costs and determination of site-appropriate remediation/reuse planning. Cumru and the consultant will host charrettes for key properties.
b. <u>Anticipated Project Schedule</u> : Plans and charettes will begin in the sixth quarter and continue throughout the grant.
c. <u>Task/Activity Lead</u> : Selected environmental consultant
d. <u>Outputs</u> : 4 ABCAs, 6 charrettes
Task 6: Programmatic Support
a. <u>Project Implementation</u> : Cumru Township will utilize a consultant to oversee grant implementation and administration to ensure compliance with the EPA Cooperative Agreement Work Plan, schedule, and terms and conditions. The consultant will assist with ACRES Database reporting, yearly financial reporting, quarterly reporting, MBE/WBE Forms, and additional programmatic support.
b. <u>Anticipated Project Schedule</u> : ACRES reporting starts in the first quarter and quarterly reporting starts in the 2nd quarter, and both will continue throughout the grant. Annual reporting and forms are created in the 5th, 9th, and 13th quarters, and during final closeout.
c. <u>Task/Activity Lead</u> : Patty Wylezik-Pfeiffer, Cumru Township Planning Secretary
d. <u>Outputs</u> : ACRES Database Reporting, 4 annual financial reports, 16 quarterly reports, 4 MBE/WBE annual report forms, programmatic support throughout four-year grant period.

e. Cost Estimates

Task 1: Outreach: Personnel: Staff support for public outreach: \$5,000 (100 hrs. x \$50/hr.). Contractual: Public outreach meetings and materials \$15,000 (100 hrs. x \$150/hr.). Supplies: Miscellaneous supplies for public outreach (printouts, maps, easels, etc.): \$2,000.

Task 2: Site Inventory: Personnel: Site inventory meetings: \$1,000 (20 hr. x \$50/hr.). Contractual: Brownfield site inventory and evaluation ranking, \$15,000 (100 hrs. x \$150/hr.).

Task 3: ESAs: Costs for ESAs will vary depending on the history, complexity, and pollutants of each brownfield site. Contractual: 8 Phase 1 ESAs (\$4,000 each), 1 Generic QAPP (\$5,500 each), and 4 Phase 2 ESAs (\$50,000 each on average): \$237,500.

Task 4: Infrastructure Evaluation: Personnel: Staff support for infrastructure evaluation: \$2,000 (40 hrs. x \$50/hr.). Contractual: Evaluating infrastructure at selected sites: \$15,000 (100 hrs. x \$150/hr.).

Task 5: Master Site Planning: Personnel: Staff support for charrettes: \$5,000 (100 hrs. x \$50/hr.), staff support for master site plans: \$5,000 (100 hrs. X \$50/hr.). Contractual: Charrettes and meeting materials: \$15,000 (100 hrs. x \$150/hr.); master site plans preparation: \$135,000 (900 hrs. x \$150/hr.). Supplies: Miscellaneous supplies for charrettes (printouts, maps, easels, etc.): \$2,000.

Task 6: Programmatic Support: Personnel: Programmatic support for grant period: \$8,000 (160 hrs. x \$50/hr.). Contractual: Grant administration, compliance, and reporting support from consultants: \$37,500 (250 hrs. x \$150/hr.).

Budget Categories		Project Tasks (\$)						Total
		Public Outreach	Inventory	ESAs	Infrastructure Evaluation	Master Site Planning	Programmatic Support	
Direct Costs	Personnel	\$5,000	\$1,000		\$2,000	\$10,000	\$8,000	\$26,000
	Supplies	\$2,000				\$2,000		\$4,000
	Contractual	\$15,000	\$15,000	\$237,500	\$15,000	\$150,000	\$37,500	\$470,000
Total Direct Costs		\$22,000	\$16,000	\$237,500	\$17,000	\$162,000	\$45,500	\$500,000
Total Budget		\$22,000	\$16,000	\$237,500	\$17,000	\$162,000	\$45,500	\$500,000

f. Plan to Measure and Evaluate Environmental Progress and Results

Cumru Township will monitor and report outputs in ACRES, EPA quarterly reports, and internal spreadsheets. This will include 1) sites identified in the in the brownfields inventory, 2) number and type of ESAs in progress, 3) sites for which infrastructure evaluations and site planning is performed, and 4) the community meetings and charrettes held. Cumru Township will also monitor outcomes of brownfield assessments, including 1) the number of sites and acres redeveloped, 2) additional capital leveraged, 3) number of jobs created, 4) increased tax revenue generated, and 5) increase property value as a result of site development.

4. Programmatic Capability and Past Performance

Programmatic Capability

a. Organizational Capacity

Cumru Township has a dedicated staff of over 70 employees, including multiple individuals with federal grant management experience. Experienced staff, with the aid of consultants, will have the capacity and experience necessary to successfully manage an EPA Brownfield Community-Wide Assessment Grant.

b. Organizational Structure

Patricia Wylezik-Pfeiffer, Cumru Township’s Planning Secretary, will lead the Township’s brownfield assessment activities. She will be assisted by Kristin Yoder, the Township’s Treasurer. Township commissioners Andy Donnell and Greg Miller will also assist in brownfield activities, particularly community outreach. Descriptions of key staff are listed below.

c. Description of Key Staff

Key Cumru Township staff include the following:

Patricia Wylezik-Pfeiffer, Planning Secretary: Ms. Wylezik-Pfeiffer currently serves as the Planning Secretary for Cumru Township. She has worked for the Township for almost five (5) years, equipping her with extensive knowledge of the Township. With her planning and management experience, including a Master Planner certificate, Ms. Wylezik-Pfeiffer will serve as the administrative contact and project manager. Ms. Wylezik-Pfeiffer also has a background in biology and chemistry, and has taken courses in the environment, stormwater, septic, and water quality, which will prove helpful in brownfield assessment.

Kristin Yoder, Treasurer: Ms. Yoder is Cumru Township's Treasurer and Business Administrator. She has worked at the Township for almost a year. Her administration background provides her with the necessary experience to complete the financial requirements for the EPA Brownfield Grant, if awarded.

d. Acquiring Additional Resources

Cumru Township will procure the services of an environmental contractor to assist with the technical and reporting aspects of the Brownfield Community-Wide Assessment Grant. The Township will use competitive procurement procedures that comply with both the local contracting and procurement process and EPA federal requirements. Cumru will promote strong practices, local hiring, and connect community members to employment opportunities for all brownfield redevelopment.

Past Performance and Accomplishments

e. Currently has or Previously Received an EPA Brownfields Grant

Cumru Township has not previously received an EPA Brownfields Grant.

f. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Financial Assistance Agreements

Cumru Township has received financial assistance through non-EPA programs. See below.

i. Purpose and Accomplishments

Cumru Township previously received ARPA funds (\$800,000). ARPA funds were used to reimburse the Township's General Fund for income lost during the COVID-19 pandemic.

From Pennsylvania's Department of Community Economic Development's (DCED) Commonwealth Financing Authority (CFA) PA Small Water and Sewer grant program, Cumru Township received \$350,494 for the Montrose Boulevard Storm Sewer Replacement project. Funding was used to improve stormwater drainage on Montrose Boulevard, which was critical for the Wyomissing Creek watershed. From PA DCED's CFA Multimodal Transportation Fund grant program, Cumru Township received \$117,988 for the South 9th Street project. Funding was used to repair South 9th Street, which was in a deteriorated condition.

ii. Compliance with Grant Requirements

For each of the grants included above, Cumru Township successfully completed all grant activities promptly, well within each grant's period of performance. All reporting requirements were completed and each grant was fully reimbursed.

g. Never Received Any Type of Federal or Non-Federal Financial Assistance Agreements

Cumru Township has previously received federal financial assistance. Please see above.

Threshold Criteria

1. Applicant Eligibility

- a. Cumru Township is a General Purpose Unit of Local Government, therefore making them an eligible applicant.
- b. Cumru Township is not exempt from Federal taxation under section 501(c)(4) of the IRC.

2. Community Involvement

The Township of Cumru (dba Cumru Township) intends to extensively involve community members and other stakeholders in brownfield assessment activities. Cumru Township will start brownfield assessment activities with a stakeholder group to guide the initial site selection process. Other proposed activities include master site planning, for which the selected consultant will be required to hold public visioning sessions. Through the interactive sessions, community members will be presented with findings and proposals, and the consultant will solicit public feedback. These meetings will be advertised on the Township's website and located at easily accessible locations. In addition, the Township will continue to engage the community to determine additional priority sites and advertise assessment activities.

3. Expenditure of Existing Grant Funds

Cumru Township does not have an open EPA Brownfields Assessment Grant or Multipurpose Grant.

4. Contractors and Named Subrecipients

- a. Contractors
Not applicable. Cumru Township has not yet procured a contractor.
- b. Subrecipients
Not applicable. Cumru Township has not named a subrecipient.