

City of Sunbury U.S. EPA Brownfields Community-Wide Assessment Application

(1) Applicant Identification

City of Sunbury
225 Market Street
Sunbury, PA 17801

(2) Website URL

Home | City of Sunbury

(3) Funding Request

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

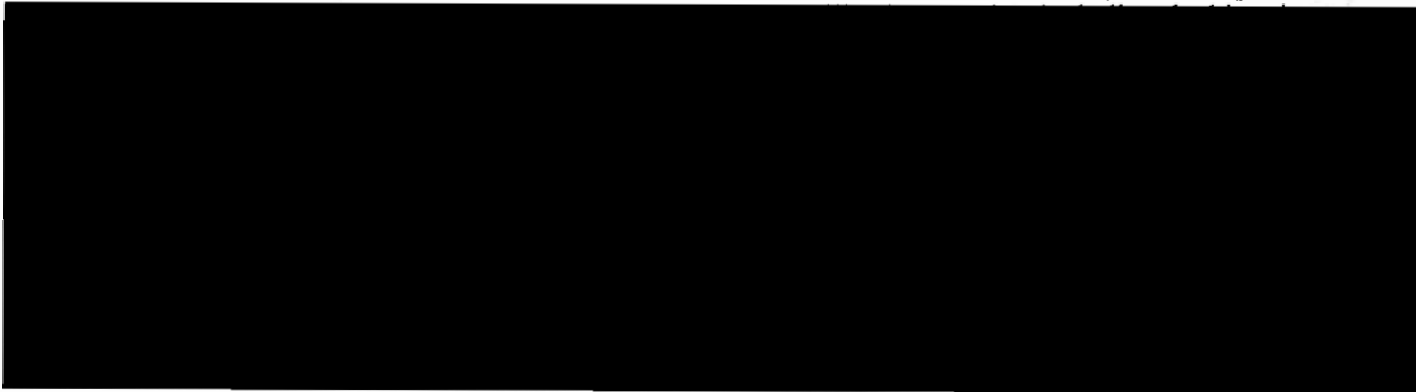
(4) Location

- a. City of Sunbury
- b. Northumberland County
- c. Pennsylvania

(5) Target Area and Priority Site Information

Target Area

The target area for the proposed Community-Wide Brownfield Assessment Grant is the City of Sunbury, Northumberland County, Pennsylvania. Assessment activities will occur within the City's municipal boundaries



Priority Brownfield Sites

Representative high-priority sites identified through the City's brownfield inventory and ranking include the following:

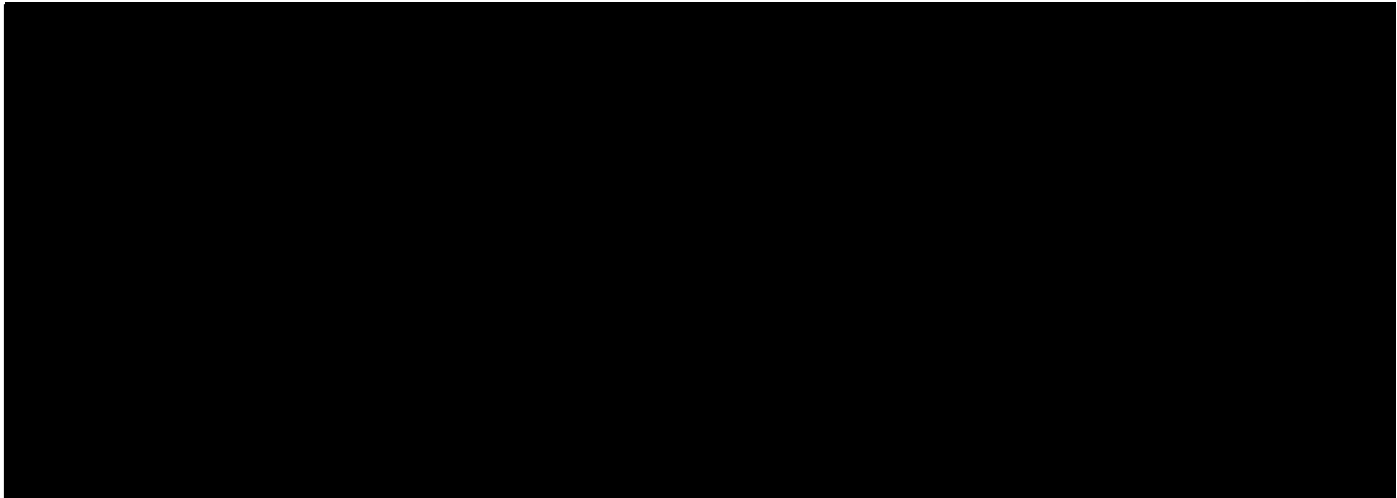
Sunbury Community Hospital
350 North 11th Street
Sunbury, PA 17801

Knight-Celotex Site
1400 Susquehanna Avenue
Sunbury, PA 17801

Sun-Re Cheese Corporation
178 Lenker Avenue
Sunbury, PA 17801

Sunbury City Municipal Landfill
10th Street Area
Sunbury, PA 17801

Sunbury Textile Mills
1200 Miller Street
Sunbury, PA 17801



(6) Contacts

a. Project Director:
Lisa Martina
City of Sunbury
225 Market Street
Sunbury, PA 17801
Phone: 570-286-7820
lmartina@sunburycity.org

b. Chief Executive/Highest-Ranking Elected Official:
Josh Brosious, Mayor
City of Sunbury

225 Market Street
 Sunbury, PA 17801
 Phone: 570-286-7820
jbrosious@sunburypa.org

(7) Population

The City of Sunbury, Pennsylvania had a population of 9,719 according to the 2020 U.S. Census.

(8) Other Factors Checklist

Other Factors	Page #
Community population is 15,000 or less.	1
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	N/A
The priority brownfield 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.	N/A
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 efficient 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).	8
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 or Tribal Environmental Authority: Attached



January 26, 2026

Mayor Joshua A. Brocious
City of Sunbury
225 Market Street
Sunbury, PA 17801

**RE: U.S. EPA Brownfields Grant Proposal | State Letter of Acknowledgement
City of Sunbury
Northumberland County, Pennsylvania**

Dear Mayor Brocious:

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 City of Sunbury's application for a US EPA Brownfields FY26 Community-Wide Assessment Grant in the amount of \$500,000 to create a brownfield site inventory, conduct Phase I and Phase II environmental site assessments, conduct reuse planning, and community engagement activities.

The city'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 City of Sunbury and U.S. EPA Region 3 on this project.

If you have any questions, please contact John Gross by email at johnngross@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

1. City of Sunbury: Project Area Description and Plans for Revitalization

Target Area and Brownfields

1.a. Overview of Brownfield Challenges & Description of Target Area

Geographic Boundary - The geographic boundary for the proposed Community-Wide Brownfield Assessment Grant is the City of Sunbury in Northumberland County, Pennsylvania. Sunbury is a compact, historic riverfront city with a legacy as a regional industrial, commercial, and transportation hub. All grant activities will occur within the City's municipal boundaries, enabling a coordinated, citywide approach to brownfield assessment and prioritization. Target Areas - Assessment activities will focus on areas with concentrations of vacant or underutilized properties, including the historic downtown and adjacent neighborhoods, former industrial and warehouse sites along key transportation corridors and the riverfront, and transitional areas where obsolete commercial or industrial uses abut residential neighborhoods. Target areas were identified through the AECOM Brownfield Inventory and Ranking, municipal input, and ongoing planning efforts. Brownfield Challenges and Impacts - Sunbury's brownfield challenges reflect long-term economic transition and disinvestment, resulting in vacant and underutilized properties with real or perceived environmental contamination, aging building stock, and obsolete infrastructure. These conditions deter private investment, contribute to blight, and limit opportunities for housing and economic development in infrastructure-served areas. Regional housing and community needs assessments further document affordable housing shortages, cost-burdened households, and public health concerns exacerbated by prolonged vacancy and environmental uncertainty. How the Grant Will Address These Challenges - The Community-Wide Brownfield Assessment Grant will address these challenges by reducing environmental uncertainty, strategically prioritizing sites, and positioning properties for redevelopment. Grant-funded assessments will document environmental conditions, inform reuse decision-making, and lower barriers to reinvestment by clarifying cleanup needs and redevelopment potential. By focusing on defined target areas, the grant will support redevelopment aligned with local and regional priorities, including housing production, mixed-use development, small business growth, and neighborhood stabilization.

1.b. Description of Priority Brownfield Site(s) - In late 2024, the City of Sunbury, in partnership with SEDA-COG, completed a comprehensive brownfield inventory and ranking prepared by AECOM through PA-DEP's 128(a) TAG grant program for disadvantaged communities, which evaluated 58 properties citywide across the downtown core, surrounding neighborhoods, riverfront, and key transportation and industrial corridors. The inventory identified a broad range of vacant and underutilized institutional, commercial, and industrial sites where redevelopment has been hindered by environmental uncertainty rather than confirmed contamination, establishing clear eligibility for a community-wide assessment approach. Using a data-driven prioritization framework, the City identified representative high-priority sites for assessment, summarized in the following Table, that demonstrate how EPA funding will clarify environmental conditions and catalyze citywide revitalization.

Location	Previous Use	Current Site Condition	Potentially Related Environmental Issues	Redevelopment Plans
Sunbury Community Hospital (350 N 11th St)	Acute-care hospital / medical facility	Large vacant institutional building; long-term vacancy	Potential asbestos-containing materials, lead-based paint, underground storage tanks, medical waste handling areas; no documented cleanup	High-priority adaptive reuse opportunity (healthcare-related reuse, housing, mixed-use, or institutional redevelopment); assessment needed to support reuse planning and investor confidence
Knight-Celotex Site (1400 Susquehanna Ave)	Industrial manufacturing (Celotex insulation)	Large vacant industrial parcels along river; partially cleared	Historic industrial contamination potential including asbestos, petroleum products, and fill material;	Strategic riverfront redevelopment opportunity for industrial reuse, clean manufacturing, logistics, or

	products); earlier silk mill		documented PADEP history	recreational/open-space conversion
Sun-Re Cheese Corporation (178 Lenker Ave)	Cheese manufacturing / food processing	Vacant industrial building	High environmental risk noted in inventory; potential soil contamination, petroleum use, industrial waste handling	Strong candidate for industrial or light manufacturing reuse; assessment needed to define cleanup needs and attract private investment
Sunbury City Municipal Landfill (10th Street area)	Historic municipal landfill	Vacant land; exact limits uncertain	Unknown waste footprint, potential methane, soil and groundwater impacts; limited historic documentation	Long-term reuse potential for solar, green infrastructure, or passive recreation pending assessment and boundary confirmation
Sunbury Textile Mills (1200 Miller St)	Textile manufacturing	Partially occupied industrial complex with legacy structures	Historic textile operations may involve solvents, dyes, petroleum products, and soil contamination	Opportunity for phased redevelopment, industrial reuse, or adaptive reuse; assessment would support expansion or property transfer

1.c. Identifying Additional Sites - If grant funds remain after completing assessments at the priority sites identified in Sections 1.a and 1.b, the City of Sunbury, in partnership with SEDA-COG, will identify additional eligible brownfield sites within the City's geographic boundary using a structured, data-driven process. Additional sites will be selected from the AECOM Brownfield Inventory and Ranking and informed by municipal records, redevelopment plans, stakeholder input, and property owner interest. Sites will be prioritized based on location within redevelopment areas, degree of vacancy or blight, potential environmental risk, alignment with housing and economic development goals, and readiness for assessment, with attention to equity considerations and proximity to residential neighborhoods or community assets. Maintaining a pipeline of eligible sites ensures efficient use of EPA funds and timely completion of assessment activities.

Revitalization of the Target Area

1.d. Reuse Strategy & Alignment with Revitalization Plans - The City of Sunbury's reuse strategy focuses on returning vacant and underutilized brownfield properties to productive use in ways that strengthen neighborhoods, expand housing opportunities, and support long-term economic revitalization. While final reuse determinations will be informed by site-specific assessment findings, priority sites are anticipated to support mixed-use redevelopment, adaptive reuse of existing structures, and infill development that leverage existing infrastructure and walkable urban form. *Envisioned reuse outcomes include* - mixed-use development, affordable and attainable housing, small business and entrepreneurial space, and neighborhood-serving commercial or community uses compatible with surrounding land uses. Grant-funded assessment activities will clarify environmental conditions and redevelopment constraints, enabling the City and property owners to refine reuse concepts and advance sites toward implementation. *The reuse strategy aligns with ongoing local and regional revitalization efforts* - Sunbury is currently completing its Comprehensive Plan, which emphasizes reuse of underutilized properties, infill development, housing production, and reinvestment in established neighborhoods, with brownfield redevelopment identified as a key implementation tool. These priorities were further reinforced through the Blueprint Communities program, where brownfield reuse was identified as a primary strategy for economic resilience and downtown revitalization. Sunbury is also one of four Pennsylvania communities selected for the Planning Activated Communities (PAC) initiative administered by the Pennsylvania Department of Community and Economic Development, demonstrating readiness to connect planning with implementation. *Implementation capacity is strengthened through the City's partnership with*

SEDA-COG - which is actively advancing brownfield projects in Sunbury under an EPA Coalition Assessment Grant, including a mixed-use incubator and affordable housing project. SEDA-COG's successful administration of prior EPA Brownfields grants ensures that assessment results generated through this grant will be quickly integrated into reuse planning, funding strategies, and redevelopment pathways. By aligning assessment activities with adopted plans and documented community needs - brownfield reuse in Sunbury will support housing development, entrepreneurship, environmental risk reduction, and long-term economic resilience - positioning brownfield assessment as a catalyst for coordinated revitalization.

1.e. Outcomes & Benefits of Reuse Strategy - Implementation of the proposed reuse strategy is expected to stimulate economic development in the City of Sunbury by returning priority brownfield sites to productive use following assessment and cleanup. Redevelopment of assessed sites is anticipated to support job creation and retention, encourage entrepreneurship and small business growth, expand the local tax base, and strengthen market confidence in surrounding neighborhoods. Where appropriate, reuse may also support community-serving, nonprofit, or civic uses aligned with local priorities. Resilience and Sustainability Benefits - Reuse of brownfield sites will enhance local resilience by promoting adaptive reuse and infill development in infrastructure-served areas, reducing development pressure on greenfields and flood-prone land. Redevelopment allows for incorporation of modern building standards, improved stormwater management, and resilient site design, reducing vulnerability to extreme weather events and mitigating localized flooding and environmental exposure. Redevelopment will incorporate modern building standards, improved stormwater management, and energy-efficient design where feasible, supporting long-term resilience and sustainability. Collectively, these outcomes position brownfield assessment as a catalyst for - economic opportunity, environmental risk reduction, and long-term community resilience.

Strategy for Leveraging Resources

1.f. Resources Needed for Site Reuse - The City of Sunbury is well positioned to leverage additional public and private resources to support remediation and reuse of priority brownfield sites. Grant-funded assessment activities will generate the environmental documentation required to pursue cleanup funding, redevelopment grants, and private investment that are typically inaccessible without completed Phase I and Phase II Environmental Site Assessments. Through a Professional Services Agreement (PSA), the City will partner with SEDA-COG to administer the grant and coordinate leverage strategies. SEDA-COG has demonstrated success administering EPA Brownfields programs, including Community-Wide and Coalition Assessment grants, and a Revolving Loan Fund, and aligning assessment results with cleanup financing and redevelopment funding. Completion of Phase I and Phase II ESAs will enable property owners and developers to - estimate remediation costs, qualify for cleanup grants and low-interest financing, and compete for redevelopment-oriented funding. Assessment results will be used to strategically match sites with appropriate federal, state, regional, and private resources, supporting efficient transition from assessment to remediation and reuse.

1.g. Use of Existing Infrastructure The proposed Community-Wide Brownfield Assessment Grant will facilitate efficient use of existing infrastructure by prioritizing assessment and redevelopment of brownfield sites located within the City of Sunbury's established urban core and surrounding neighborhoods. Priority sites are generally served by existing public utilities, transportation networks, and municipal services, making them well suited for infill development and adaptive reuse. Assessment and redevelopment of these sites will support - continued use of existing water, sewer, and stormwater systems; reuse or rehabilitation of existing buildings where feasible; efficient access to local and regional road networks; and compact development patterns that maximize prior public infrastructure investments. By focusing on infrastructure-served sites, the grant promotes efficient land use and reduces development pressure on undeveloped areas. While many priority sites are already supported by infrastructure, some redevelopment projects may require targeted upgrades, such as modernization of aging water, sewer, or stormwater systems; electrical upgrades to support contemporary uses; accessibility improvements; or site-specific infrastructure improvements identified through redevelopment design. Grant-funded assessment activities will help identify these constraints early, allowing the City and property owners to accurately scope needs and sequence improvements. If infrastructure upgrades are required - the City, in coordination with SEDA-COG, will pursue appropriate public and private funding sources, including state and federal infrastructure programs, local capital planning, and private investment tied to redevelopment. SEDA-COG's experience administering infrastructure, housing, and redevelopment grants strengthens the City's ability to coordinate infrastructure improvements alongside environmental remediation

and reuse.

2. Community Need and Community Engagement

2.a. Community's Need for Funding The City of Sunbury exhibits social, economic, and environmental conditions that EPA Brownfields funding is specifically designed to address. Historic industrial and commercial activity followed by long-term disinvestment has resulted in vacant and underutilized properties, aging housing stock, and environmental uncertainty that constrain reinvestment in areas with limited local financial capacity. *In coordination with SEDA-Council of Governments (SEDA-COG)* - the City uses GIS mapping and spatial analysis to evaluate brownfield sites alongside demographic, housing, and health indicators. This analysis shows that many priority sites are located in or adjacent to neighborhoods experiencing higher levels of economic distress, housing cost burden, and health vulnerability, demonstrating the need for targeted assessment funding where environmental and socioeconomic challenges intersect. *Documented regional data further support this need* - The 2024 Central Region Community Health Needs Assessment (CHNA) identifies persistent challenges related to housing quality, economic stability, transportation access, and environmental conditions. The Columbia, Montour Northumberland Snyder Union (CMNSU) Regional Housing Plan (2024–2029) documents high rates of cost-burdened households, aging housing stock, and limited availability of affordable and attainable housing in walkable, service-rich areas. The Central Susquehanna Opportunities (CSO) Community Needs Assessment further notes that vacant and blighted properties contribute to neighborhood decline, discourage private investment, and negatively affect safety and quality of life. In Sunbury, environmental uncertainty associated with brownfield properties limits redevelopment in areas where reinvestment could otherwise support housing stability and economic opportunity. EPA Brownfields funding is essential to reduce these barriers, enabling assessment and reuse planning that the City and property owners lack the resources to pursue independently.

2.b. Health or Welfare of Sensitive Populations - As documented in Section 2.a, many Sunbury neighborhoods experiencing brownfield impacts also face economic hardship, housing instability, and health vulnerability. *Regional health data demonstrate that Northumberland County experiences elevated burdens* - related to chronic disease, mental health conditions, substance use disorders, and social drivers of health. The Central Region 2024 CHNA highlights how housing quality, economic instability, and neighborhood conditions contribute to unequal health outcomes, particularly in older communities with legacy industrial land uses. *In Sunbury, brownfield properties are frequently located in or near residential neighborhoods* - where deteriorating structures, suspected contamination, and prolonged vacancy may pose risks through hazardous building materials, contaminated soil or groundwater, and reduced neighborhood safety. These conditions disproportionately affect sensitive populations who are least able to mitigate exposure or advocate for redevelopment. *The proposed Community-Wide Brownfield Assessment Grant will help protect the health and welfare of these populations* - by identifying and documenting environmental conditions that may pose risks, clarifying exposure pathways, and informing appropriate cleanup or risk management strategies. Assessment-driven reuse will replace blighted conditions with safer, productive uses - such as housing, mixed-use development, or community-serving facilities - thereby improving neighborhood conditions, reducing long-term stressors, and supporting healthier living environments.

2c. Greater Than Normal Incidence of Disease and Adverse Health Conditions - As documented in the 2024 Central Region Community Health Needs Assessment, elevated rates of chronic disease, mental health conditions, and housing-related stress are strongly influenced by neighborhood conditions and legacy land uses. In older communities such as Sunbury, proximity to former industrial or commercial properties, aging building stock, and prolonged exposure to vacancy and blight may increase risks associated with hazardous building materials, contaminated soil or groundwater, and deteriorated structures. The proposed Community-Wide Brownfield Assessment Grant directly addresses these risks by identifying environmental conditions, clarifying exposure pathways, and informing cleanup and reuse strategies that eliminate or mitigate hazards. By replacing blighted conditions with productive uses, assessment-driven redevelopment supports upstream public health interventions and advances health equity for populations experiencing greater-than-normal health burdens.

2d. Economically Impoverished/Disproportionately Impacted Populations As documented in Section 2.a, many Sunbury neighborhoods impacted by brownfields also experience economic hardship and limited access to capital. Regional housing and community needs assessments demonstrate high rates of cost-burdened households, aging housing stock, and constrained local capacity to address redevelopment challenges. In

Sunbury, brownfield properties are frequently located in or near residential areas where residents have fewer resources to avoid environmental uncertainty or influence redevelopment outcomes. The proposed Community-Wide Brownfield Assessment Grant directly addresses these disproportionate impacts by removing the cost barrier to environmental due diligence, enabling underinvested neighborhoods to compete for redevelopment and advance reuse strategies that improve housing quality, economic opportunity, and neighborhood stability.

Community Engagement

2e. Project Involvement & f. Project Roles - In partnership with SEDA-COG, the City of Sunbury will engage local organizations and residents to inform site selection, assessment activities, and reuse planning. Engagement will leverage existing partnerships and occur throughout the project lifecycle to ensure transparency and alignment with community priorities.

Name of Organization / Entity	Mission	Point of Contact	Specific Involvement / Role in Project
City of Sunbury	Provide municipal services and guide local planning and revitalization	City Administration	Serve as applicant, identify priority sites; support property owner coordination; participate in site selection decisions; review assessment results; guide alignment with municipal land use and revitalization priorities
SEDA-COG	Support economic development, community revitalization, and regional planning	Betsy Kramer, Program Manager	Administer the EPA grant; manage consultant procurement; coordinate stakeholder engagement; ensure regulatory compliance; facilitate integration of assessment results into reuse and funding strategies
Sunbury Revitalization Inc (SRI)	Lead downtown revitalization efforts in the City of Sunbury by supporting economic development, reuse of underutilized properties, and community-driven reinvestment.	Jody Ocker, Director Sarah Bower, Downtown Manager	Serve as a community partner supporting outreach, site identification, and reuse planning. Through its Downtown Manager, SRI will assist with engaging property owners and stakeholders.
Property Owners	Ownership and stewardship of brownfield properties	Property-specific (TBD)	Provide site access; participate in assessment planning; review findings; collaborate on reuse discussions and next-step funding opportunities
Focus Central, DRIVE, Northumberland County RDA & IDA, Greater Susquehanna Chamber of Commerce	Promote business growth and reinvestment	Partner-specific (TBD)	Advise on redevelopment feasibility; connect assessed sites to developers and investors; support alignment with economic development goals

Name of Organization / Entity	Mission	Point of Contact	Specific Involvement / Role in Project
CSO	Address housing, social, and community needs	Megan Bair, Executive Director	Provide input on housing and community priorities; help ensure reuse strategies benefit existing residents and vulnerable populations
Residents and Community Members	Represent lived experience and neighborhood priorities	General public	Participate in public meetings, outreach activities, and feedback opportunities; inform site prioritization and reuse preferences

2.g Incorporating Community Input - The City of Sunbury, in partnership with SEDA-COG, will implement a transparent and inclusive communication strategy to ensure residents, property owners, and partner organizations are informed of project progress and have meaningful opportunities to provide input throughout the grant period. Engagement will prioritize residents directly affected by project activities, including those who may face barriers to participation, and will ensure community input informs site selection, assessment priorities, and reuse considerations. Communication Methods and Frequency - Project updates and engagement opportunities will be shared using a mix of in-person and non-in-person methods, including: Public meetings or briefings at key milestones; Virtual engagement options, such as online meetings or webinars; Updates distributed through municipal and partner websites, email lists, and social media; and Targeted outreach to property owners and affected stakeholders for site-specific activities. Engagement activities will occur throughout the grant period, with updates provided at least quarterly or as major milestones are reached. Meaningful Solicitation and Use of Input - Community input will be solicited through public comment opportunities, virtual feedback tools, written comment options, and direct conversations with community organizations, property owners, and local partners. Residents will be invited to share priorities related to reuse outcomes, neighborhood concerns, and perceived environmental risks. Engagement efforts will be structured to encourage participation from economically disadvantaged and disproportionately impacted populations, with attention to accessibility, timing, and clarity. Community feedback will be documented and used to inform site prioritization, sequencing of assessment activities, and future reuse considerations. When input cannot be incorporated due to regulatory, technical, or funding constraints, the project team will communicate the rationale clearly to maintain transparency and trust. SEDA-COG will coordinate engagement activities with the QEP - and ensure consistent communication between the City, project partners, and the public, reinforcing accountability and sustained community involvement as sites move from assessment toward reuse.

3. Description of Tasks/Activities and Outputs

3.a. Project Implementation

Task 1: Cooperative Agreement Oversight
a. Project Implementation: Cooperative Agreement Oversight will be conducted by SEDA-COG staff and will include but is not limited to: registration and travel to two National Brownfields conferences by up to two staff; and general grant management and preparation of Quarterly Reports and other grant-related documentation and budget and invoice reconciliation. The selected QEP procured will assist with ensuring reporting requirements are met.
b. Anticipated Project Schedule: SEDA-COG will prepare a Request for Proposals (RFP) during the first quarter to engage a QEP Firm through a competitive process after our Cooperative Agreement is in place to conduct assessment activities. Ranking of the RFP's and review by SEDA-COG will be conducted. SEDA-COG expects to select a QEP in the second quarter. Other activities related to this task will be conducted throughout the duration of the grant period.

c. Task/Activity Lead(s): Betsy Kramer and other SEDA-COG staff with the assistance of QEP will lead the implementation of Cooperative Agreement Oversight.

d. Outputs: Quarterly, annual and final closeout reporting, monthly funding draws prepared/reconciled and submitted to EPA, and project scopes of work

Task 2: Community Outreach

a. Project Implementation: Educational materials will be created and outreach to community citizens and leaders will take place. Owners and developers will be solicited for their input. Development and maintenance of the Brownfield section on the SEDA-COG brownfield program website will take place and other websites will also be engaged: City of Sunbury and Sunbury Revitalization Inc. (SRI). Much attention will be paid to outreach to the community utilizing social media and print materials; and any public meeting will also be offered in a virtual platform in order to educate and inform the population of Sunbury.

b. Anticipated Project Schedule: Outreach materials (both print and electronic) will be created by the fourth quarter. Outreach activities will be conducted throughout the duration of the grant period.

c. Task/Activity Lead(s): Betsy Kramer with other SEDA-COG staff and the selected QEP will work together to complete Community Outreach

d. Outputs: 6 advertised community meetings (in person/virtual), regular reporting at city meetings (such as city council, and SRI), Educational and outreach materials (brochures, flyers, newsletters), and website

Task 3: Environmental Site Assessments (ESA) Phase I and Phase II (Hazardous Substance)

a. Project Implementation: The City of Sunbury, in coordination with SEDA-COG, will inventory, prioritize, and select brownfield sites for assessment, with priority given to sites within the Target Area, including the Central Business District (Market Street) and key gateway corridors. Site eligibility determinations and access agreements for privately owned properties will be completed prior to assessment. All site eligibility documentation will be submitted to EPA for approval before initiating environmental assessment activities. A QEP will conduct Phase I and Phase II Environmental Site Assessments (ESAs) for selected priority sites. Eligible assessment-related costs under this task include QEP services, reporting, and other direct assessment expenses.

b. Anticipated Project Schedule: Activities associated with this task will be conducted throughout the duration of the grant period.

c. Task/Activity Lead(s): The selected QEP will lead Phase I and Phase II Assessments overseen by Betsy Kramer

d. Outputs: Outputs for this task will include: Completion of Phase I ESAs in accordance with ASTM E1527 standards and EPA's All Appropriate Inquiry (AAI) Rule; Completion of Phase II ESAs, including sampling and laboratory analysis, where recommended by the QEP; Preparation and EPA approval of a Quality Assurance Project Plan (QAPP) prior to any sampling activities, and site-specific Sampling and Analysis Plans and Health and Safety Plans as required; Updated site ranking and documentation to inform cleanup, reuse planning, and future funding strategies. It is anticipated that approximately six (6) Phase I ESAs and three (3) Phase II ESAs will be completed, subject to site conditions and available funding. Assessment results will be used to advance priority sites toward remediation and redevelopment.

Task 4: Remedial/Reuse Planning

a. Project Implementation: Evaluation of cleanup alternatives and reuse options for the assessed sites, with the focus on the Central Business District and the gateways. Completion of ABCAs/reuse plans will take place.

b. Anticipated Project Schedule: Activities associated with this task will be conducted throughout the duration of the grant period.

c. Task/Activity Lead(s): The selected QEP will lead Remedial/Reuse Planning with the oversight of Betsy Kramer

d. Outputs: Analysis for Brownfield Cleanup Alternatives (ABCA)/reuse plans

3.e. Cost Estimates

Budget Table					
Category	Cooperative Agreement Oversight	Community Outreach & Involvement	Brownfields Assessment Activities	Site Reuse & Cleanup Planning	TOTAL
Hazardous Substances & Petroleum Contamination Project Tasks					
Personnel	\$0	\$0	\$0	\$0	\$0
Fringe Benefits	\$0	\$0	\$0	\$0	\$0
Travel	\$7,500	\$0	\$0	\$0	\$7,500
Equipment	\$0	\$0	\$0	\$0	\$0
Supplies	\$0	\$0	\$0	\$0	\$0
Contractual	\$25,000	\$11,500	\$271,500	\$182,000	\$490,000
Other: Meeting Expenses	\$500	\$500	\$1,000	\$500	\$2,500
TOTAL	\$33,000	\$12,000	\$272,500	\$182,500	\$500,000

Task 1 Cooperative Agreement Oversight (\$11,450):

Travel expenses: \$7,500 = Travel funds in the amount of \$7,500 are requested to support attendance by two (2) staff at EPA-recommended brownfields conferences, including up to two (2) national conferences and annual state brownfields conferences. Costs include airfare, mileage, lodging, meals, and local transportation, estimated in accordance with federal per diem and mileage rates. Travel will support training, regulatory compliance, and information-sharing necessary for effective implementation of the EPA Brownfields grant.

Contractual: \$25,000 = SEDA-COG will provide grant administration services on behalf of the City of Sunbury through a contractual agreement. Administrative costs are capped at five percent (5%) of the total award and include grant management, compliance, reporting, procurement coordination, and stakeholder engagement support. Additional \$5,000 QEP fee for reporting based upon estimate from brownfields consultant.

Meeting Expenses: \$500 = Costs associated with project-related meetings and public outreach activities.

Task 2 Community Outreach & Involvement (\$12,000):

Contractual: \$11,500 QEP fee for participating in and facilitating public meetings & engagement

Meeting Expenses: \$500 = Costs associated with project-related meetings and public outreach activities.

Task 3 Brownfields Assessment Activities (\$271,000):

Contractual: \$271,500 QEP fee = 10 Phase I Assessments @ \$3,000-\$7,500 each + 5 Phase II Assessments @ \$50,000 - \$75,000 each including SAPs, HASPs, etc.

Meeting Expenses: \$1000 = Costs associated with project-related meetings and public outreach activities.

Task 4 Site Reuse & Cleanup Planning (\$182,500):

Contractual: \$182,000 QEP fee for remedial action planning and reuse planning for downtown reuse sites and targeted economic development sites

Meeting Expenses: \$500 = Costs associated with project-related meetings and public outreach activities.

3.f. Measuring Progress and Results - The City of Sunbury, in partnership with SEDA-COG and a QEP, will track, measure, and evaluate environmental assessment outcomes throughout the grant period in accordance with an approved workplan. This approach ensures EPA Brownfields funds are directed to sites with the greatest

potential environmental, public health, and economic benefit. Progress will be measured through documentation of assessment activities - including the number and type of Phase I and Phase II Environmental Site Assessments completed, identification of environmental conditions, and clarification of redevelopment constraints. Site prioritization will be informed by environmental findings, redevelopment feasibility, community input, and readiness for reuse. SEDA-COG will coordinate evaluation efforts and maintain project tracking records - including properties assessed, anticipated reuse outcomes, and leveraged public and private investment. Key metrics - such as jobs supported, dollars leveraged, and sites positioned for redevelopment - will be reported quarterly and shared with EPA and the community to ensure transparency. Public health considerations will be addressed by- identifying potential exposure risks and ensuring assessment findings inform appropriate mitigation and reuse strategies. Assessment funds will be reserved for projects with the highest likelihood of successful redevelopment, ensuring measurable environmental improvements and lasting community benefits for Sunbury.

4. Programmatic Capability and Past Performance

a. Programmatic Capability - The City of Sunbury has the capacity to successfully implement the proposed EPA Brownfields Community-Wide Assessment Grant through a formal partnership with SEDA-COG. Through a PSA, SEDA-COG will administer the grant on behalf of the City, providing programmatic, administrative, and financial management support. SEDA-COG is a regional council of governments serving 11 counties in central Pennsylvania with extensive experience administering complex state and federal grants. This partnership allows the City to leverage established grant management systems, internal controls, and compliance procedures to ensure efficient implementation and full adherence to EPA requirements.

b. Organizational Structure - The City of Sunbury will serve as the EPA grant recipient and retain authority over site prioritization and community objectives. Through a PSA, SEDA-COG will administer the grant, including day-to-day management, consultant procurement and oversight, compliance monitoring, reporting, and coordination with EPA. SEDA-COG's existing internal structure ensures separation of duties, fiscal controls, and consistent communication without requiring the City to duplicate internal capacity.

c. Description of Key Staff

Betsy Kramer, CEcD, EDP - Program Manager – Community Revitalization & Resiliency, SEDA-COG
Ms. Kramer will serve as the primary point of contact and lead grant administrator under the PSA. She oversees more than \$25 million in active federal and state funding across FEMA, EDA, ARC, USDOT, and EPA programs and has successfully administered multiple EPA Brownfields grants, including Community-Wide, Coalition Assessment, and Revolving Loan Fund awards. Her experience includes regulatory compliance, stakeholder coordination, and advancing brownfield sites from assessment through implementation.

Alimara (Ali) Cassidy - Project Coordinator, SEDA-COG - Ms. Cassidy will support grant implementation through coordination of assessment activities, tracking of milestones, assistance with community engagement, and documentation of outcomes. She provides day-to-day project coordination and supports scheduling, recordkeeping, and reporting requirements.

Brittany Wright - Program Assistant, SEDA-COG - Ms. Wright will provide administrative and logistical support, including document management, coordination of communications, and tracking of deliverables and deadlines. Her role supports organizational efficiency and compliance with EPA reporting and recordkeeping requirements.

Collectively, this team provides the City of Sunbury - with experienced, dedicated capacity to administer the grant effectively while ensuring that programmatic decisions remain aligned with local priorities and EPA requirements.

d. Acquiring Additional Resources - The City of Sunbury has established systems to appropriately acquire additional expertise and resources required to complete the proposed project. Through a PSA, the City will leverage the procurement, contracting, and grant administration capacity of SEDA-COG, ensuring full compliance with applicable federal, state, and local requirements.

SEDA-COG maintains formal, documented procurement procedures consistent with 2 CFR Part 200, EPA Brownfields program guidance, and state and local regulations. These procedures govern the solicitation, evaluation, selection, and management of contractors and ensure open competition, transparency, and cost reasonableness. All professional services required for this project, including QEP services for Phase I and Phase II Environmental Site Assessments, will be procured through competitive processes such as Requests for

Proposals (RFPs) or Requests for Qualifications (RFQs), as appropriate. No contractors or subrecipients have been pre-selected. *Through its regional structure and extensive grant management experience* - SEDA-COG has the capacity to identify and manage contractors with specialized expertise in environmental assessment, regulatory compliance, community engagement, and redevelopment planning. Contractors will be managed through formal agreements defining scope, schedule, deliverables, and reporting requirements, with ongoing oversight to ensure performance aligns with EPA expectations, approved budgets, and project timelines. *This structured approach ensures* - timely access to qualified expertise while minimizing risk, maintaining compliance, and supporting successful implementation of all grant activities.

Past Performance

4.e. If Previously Received EPA Brownfields Grants - While the City of Sunbury is the applicant for this grant, it will partner with SEDA-COG through a PSA to administer the project. SEDA-COG has a demonstrated record of successfully implementing EPA Brownfields and brownfield-related programs and translating assessment activities into redevelopment readiness.

(1) Accomplishments

SEDA-COG has achieved meaningful accomplishments under multiple EPA Brownfields grants, including: *FY21 EPA Community-Wide Brownfields Assessment Grant* - Successfully completed with full expenditure prior to the end of the period of performance. Activities included site prioritization, Phase I and Phase II Environmental Site Assessments, and reuse planning that positioned sites for cleanup and redevelopment.

EPA 128(a) Brownfields Grants (4 awards, including Sunbury) - Assisted the Commonwealth of Pennsylvania in implementing four 128(a) grants administered by the Pennsylvania Department of Environmental Protection, supporting assessment, planning, and capacity-building activities consistent with EPA objectives.

FY24 EPA Coalition Assessment Grant (\$1.5 million) - Currently administering the grant with nearly 40 percent of funds expended to date. Assessment activities, including Phase I and Phase II ESAs, are actively underway across coalition communities.

FY23 \$1 million EPA Brownfields Revolving Loan Fund (RLF) - strategically aligning sites to ensure timely expenditure and clear cleanup and redevelopment pathways.

ACRES System - Across these grants, outputs and outcomes -including sites assessed, environmental conditions identified, and sites positioned for reuse - have been tracked and reported in EPA's ACRES system to the extent allowable based on project status. For active grants, ACRES entries accurately reflect current progress and are updated as milestones are achieved.

(2) Compliance with Grant Requirements SEDA-COG has a strong record of compliance with EPA Brownfields grant requirements, including adherence to approved workplans, schedules, and terms / conditions.

Workplan, Schedule, and Reporting Compliance

SEDA-COG has consistently implemented activities in accordance with approved workplans, submitted timely and acceptable quarterly performance reports, and maintained ongoing, accurate ACRES reporting. When project timelines required adjustment due to site access, procurement sequencing, or property owner coordination, SEDA-COG documented progress transparently and implemented reasonable corrective actions.

Commitment and Expenditure of Funds

SEDA-COG demonstrates a strong likelihood that all EPA Brownfields funds will be fully expended within the applicable period of performance. This is evidenced by: full expenditure of the FY21 Community-Wide Assessment Grant prior to POP expiration; and ongoing, steady expenditure of the FY24 Coalition Assessment Grant, supported by an active project pipeline and committed eligible activities, including the additional \$1,000,000 RLF component. This record reflects sound fiscal controls, proactive project management, and effective compliance with 2 CFR Part 200 and EPA Brownfields program requirements.

Through its partnership with SEDA-COG, the City of Sunbury will directly benefit from this proven performance history, ensuring that all activities under the proposed grant are implemented responsibly, reported accurately, and completed within the required timeframe.