

**ADAMS COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY dba ACIDA –**  
**APPLICATION INFORMATION SHEET**

**1. Applicant Identification:**

Adams County Industrial Development Authority dba ACIDA  
 1300 Proline Place  
 Gettysburg, PA 17325

**2. Website URL:**      <https://adamsalliance.org>

**3. Funding Requested:**

- a. Assessment Grant Type** – Brownfields Community-Wide Assessment Grant
- b. Federal Funds Requested** - \$500,000 Community-wide Assessment grant

**4. Location:**

The geographic boundary for the ACIDA Community-Wide Assessment Grant activities is all of Adams County, Pennsylvania. All communities to be served are located within Adams County.

**5. Target Area and Priority Site Information**

Adams County is most well-known for its flourishing agriculture and historic tourism treasures. However, Adams County also faces the challenges of having many brownfield properties sitting vacant with environmental issues unaddressed and economic potential unrealized.

Initial Target Areas for this grant are located in communities which desire economic development focused on their identified brownfield sites in order to preserve green space or agriculture land and their community's culture and identity. ACIDA has worked with the Adams County Planning Department to develop three initial Target Areas for this grant. These Target Areas have all been identified as potential growth areas in both county and municipal planning efforts. The initial Target Areas for the assessment grant include:

- **Route 30/Route 94 Corridor Target Area** – This Target Area is a designated growth area surrounding the PA Route 30/PA Route 94 intersection and New Oxford Borough, as identified in the Eastern Adams Joint Comprehensive Plan. Two Priority Sites have been identified in this Target Area including a former hotel and restaurant in Hamilton Township and two undeveloped parcels adjacent to the Vulcan Materials Company quarry in Oxford Township.
- **Upper Adams Target Area** – This Target Area is a designated growth area at the center of the County's Historic Fruit Belt region, as identified in the Northwest Adams Joint Comprehensive Plan. A former food

processing facility with property in both Biglerville Borough and Butler Township has been identified as a Priority Site in this Target Area.

- **Baltimore Pike Corridor Target Area** – This Target Area is in a growth-oriented area along PA Route 97. A previously developed property with underground fuel storage tanks has been identified in Mount Joy Township as a Priority Site in this Target Area.

The EPA Assessment Grant will enable the County to advance economic development opportunities in these Target Areas and on former industrial sites, while also helping preserve rural character, historic resources, and vital agricultural industries. Adams County intends to use assessment grant funds to complete planned environmental assessment activities and undertake reuse planning for each priority site.

ACIDA and the Adams County Planning Department have identified the following Priority Sites:

1. Cross Keys Site – 6110 York Road, New Oxford, PA 17350 – *Hamilton Township*
2. Knouse Foods Site – 48 East Hanover Street, Biglerville PA 17307 – *Biglerville Borough & Butler Township*
3. MFS Inc and Eastern Land & Resources Corp Site – No formal address – location referred to as Carlisle Pike, Hanover PA 17331 – *Oxford Township*
4. Green Pallet LLC Site - 3608 Baltimore Pike, Littlestown, PA 17340 – *Mount Joy Township*

***ACIDA has attached a Color-Coded Map to depict the location of each Priority Site and the geographic diversity of the selected Priority Sites within Adams County.***

## 6. Contacts

**a. Project Director** (will be main point of contact for the grant)

Robin Fitzpatrick, President  
Adams County Industrial Development Corporation  
1300 Proline Pl, Gettysburg, PA 17325  
Email – Robin Fitzpatrick <rfitzpatrick@adamsalliance.org>  
Phone -717-334-0042-x1

**b. Chief Executive/Highest Ranking Elected Official**

Randy Phiel, Chair  
Board of Commissioners, County of Adams  
117 Baltimore Street  
Gettysburg, PA 17325  
rphiel@adamscounty.us  
(717) 337-9820

## 7. Population

All projects will be located within the County of Adams, which has a population of 106,748. The priority sites are located in the following municipalities with corresponding populations (as per 2023 5-year ACS data):

1. Hamilton Township – 2,728
2. Biglerville Borough – 1,194
3. Butler Township - 2564
4. Oxford Township – 5,971
5. Mount Joy Township – 3,795

## 8. Other Factors

Other Factors	Narrative Page #
Community population is 15,000 or less.	Page 4
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
The priority site(s) is impacted by mine-scarred land.	
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).	
The priority site(s) is in a federally designated flood plain.	
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	Page 3
The reuse of the priority site(s) will incorporate energy efficiency measures.	Page 3
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	Page 3
30% or more 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).	Page 8
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	

## 9. Letter from the State or Tribal Environmental Authority

A letter of support from the Pennsylvania Department of Environmental Protection is attached.

## 10. Releasing Copies of Applications

Not Applicable – This application does not contain confidential information.



December 23, 2025

Ms. Robin Fitzpatrick, President  
Adams County Industrial Development Authority  
1300 Proline Place  
Gettysburg, PA 17325

**RE: U.S. EPA Brownfields Grant Proposal | State Letter of Acknowledgement  
Adams County Industrial Development Authority  
Adams County, Pennsylvania**

Dear Ms. Fitzpatrick:

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 Adams County Industrial Development Authority's application for a US EPA Brownfields FY26 Community-Wide Assessment Grant in the amount of \$500,000 to conduct assessment and reuse planning activities for brownfield sites throughout Adams County.

The 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 Adams County Industrial Development Authority and U.S. EPA Region 3 on this project.

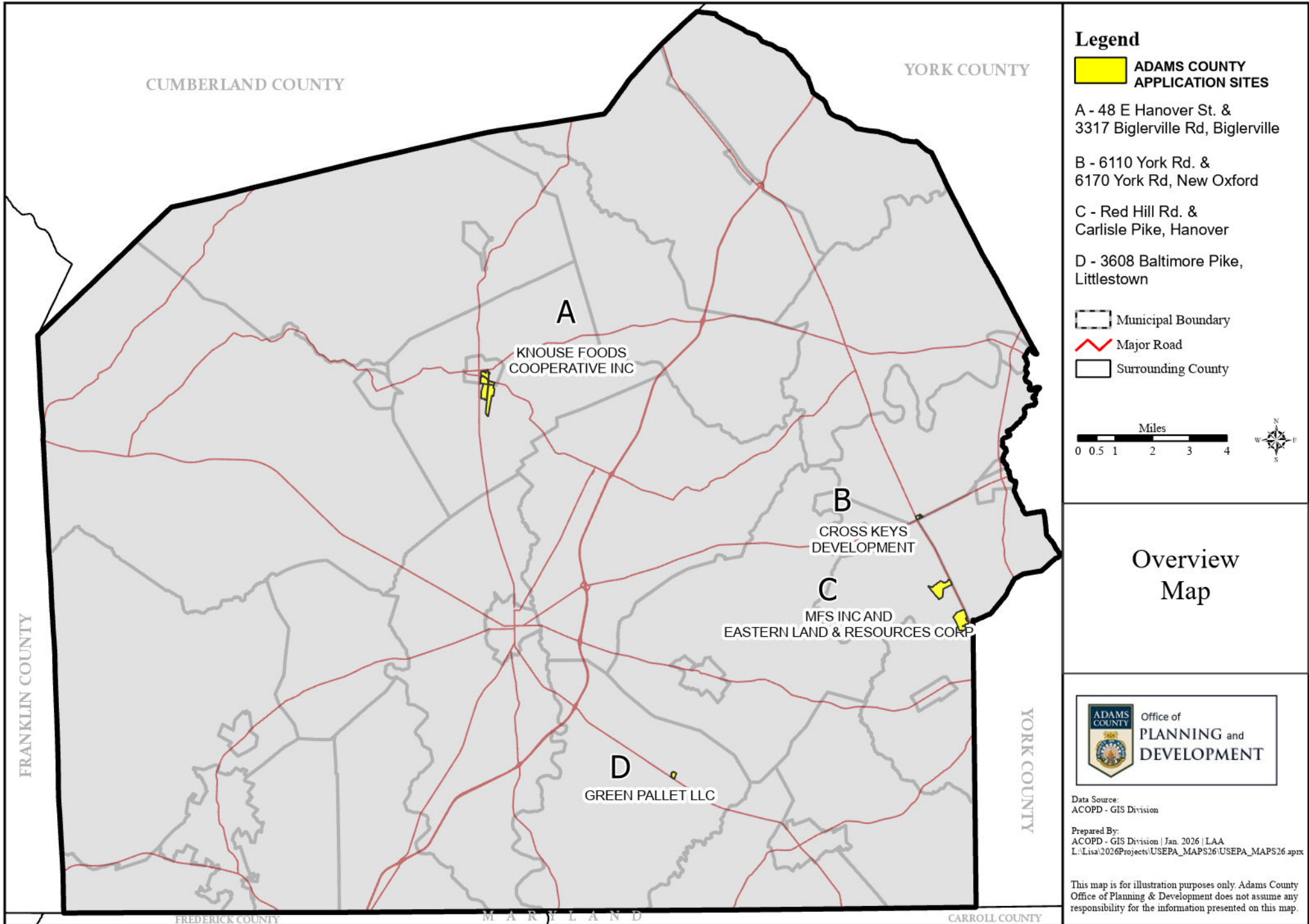
If you have any questions, please contact John Gross by email at [johngross@pa.gov](mailto:johngross@pa.gov) or by telephone at 717-783-7502.

Sincerely,

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

Michael Maddigan  
Land Recycling Program Manager  
Bureau Environmental Cleanup and Brownfields

# USEPA BROWNFIELD ASSESSMENT GRANT PROGRAM - PROPOSED SITES



## ACIDA Community-Wide Assessment - Narrative

### 1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION (40 points)

#### Target Areas and Brownfields

##### 1.a Overview of Brownfield Challenges and Description of Target Areas (5 points)

The geographic boundary for the Adams County Industrial Development Authority (ACIDA) EPA Brownfields Community-Wide Assessment Grant includes all of Adams County, Pennsylvania. Adams County is a predominantly rural area along the Pennsylvania-Maryland border in South Central Pennsylvania, one of the Commonwealth's fastest-growing regions. The County Seat, Gettysburg, is located approximately 36 miles south of the state capital of Harrisburg.

Adams County is composed of 34 municipalities totaling roughly 334,080 acres and is home to an estimated 106,748 residents as of the 2023 census. The County is widely recognized for its agricultural heritage, rural character, and nationally significant historic resources. Preservation and conservation principles play a major role in local planning. More than 77,000 acres—over one-quarter of the County's total land area—are preserved, reserved, or otherwise conserved. Additional land is designated for recreation or subject to zoning restrictions that limit economic development potential. Given the desire to preserve land and maintain its rural character, Adams County faces the challenge of finding appropriate and acceptable locations to direct economic development and accommodate a growing population.

Community attitudes toward growth reflect a strong preference for maintaining the County's rural identity. Development proposals often face skepticism, and many residents advocate slowing or limiting growth. As a result, Adams County experiences a significant labor outflow, with more than 68 percent of workers commuting outside the County for employment. Lack of employment opportunities within the County also results in lost tax revenue opportunities for the County's municipalities and impacts their ability to provide public services to their residents. Adams County also has one of the highest median ages in the Commonwealth at 44.6 years, and this figure continues to rise. This aging population affects the housing market, contributing to higher home prices and affordability challenges for younger and working-class families. Workforce housing has become a top priority for County leadership. However, identifying appropriate housing sites is equally as difficult as siting new industrial uses, given the community's commitment to preservation and conservation.

The Brownfields Assessment Grant is essential to addressing these challenges. The County contains numerous vacant brownfield properties with unresolved environmental issues and unrealized economic value. Planning efforts have identified municipalities eager to prioritize brownfield redevelopment as a tool for economic revitalization. Despite extensive preserved lands, brownfield sites remain scattered throughout the County due to historic industrial activities. Adams County's economy has long been shaped by industries such as food processing - closely linked to fruit production in the northern and western regions - and packaging operations involving plastics and paper products in the eastern areas. Many former industrial buildings are now vacant, often due to contamination concerns. These sites are dispersed across the County and include properties historically associated with automobile manufacturing and servicing, shoe and textile production, furniture and lighting manufacturing, and hospitality. Redeveloping these sites presents a significant opportunity to restore economic vitality while addressing environmental liabilities and directing growth into areas that are supported by the community. ACIDA has worked with the Adams County Office of Planning and Development to identify three initial Target Areas for this grant. These Target Areas have all been designated as potential growth areas in both county and municipal planning efforts. The initial Target Areas for the assessment grant include:

- **Route 30/Route 94 Corridor Target Area** – This Target Area is a designated growth area surrounding the PA Route 30/PA Route 94 intersection and New Oxford Borough, as identified in the Eastern Adams Joint Comprehensive Plan. Two Priority Sites have been identified in this Target Area including a former hotel and restaurant in Hamilton Township and two undeveloped parcels adjacent to the Vulcan Materials Company quarry in Oxford Township.
- **Upper Adams Target Area** – This Target Area is a designated growth area at the center of the County's Historic Fruit Belt region, as identified in the Northwest Adams Joint Comprehensive Plan. A former food processing facility in Biglerville Borough and Butler Township has been identified as a Priority Site in this Target Area.
- **Baltimore Pike Corridor Target Area** – This Target Area is located in a growth-oriented area along PA Route 97, as identified by the Mount Joy Township Comprehensive Plan and Mount Joy Township Zoning Ordinance. A previously developed property with underground fuel storage tanks has been identified in Mount Joy Township as a Priority Site in this Target Area.

The EPA Assessment Grant will enable the County to advance economic development opportunities in these Target Areas and on former industrial sites, while also helping preserve rural character, historic resources, and vital agricultural industries. Adams County intends to use assessment grant funds to complete planned environmental assessment activities and undertake reuse planning for each priority site.

## **1.b Description of the Priority Brownfield(s) (10 points)**

Cross Keys Site – Consisting of two parcels located at 6110 and 6170 York Road, New Oxford, PA 17350, the Cross Keys Diner in New Oxford, PA began as a boxcar-style establishment leased in 1971 and was rebuilt into a larger restaurant in 1976 as it expanded into a bustling community hub. Over the years, it grew to include multiple dining rooms, a banquet hall, and a 64-room hotel, becoming a longstanding local landmark. The diner closed in 2021 after 50 years, and the property has languished ever since. Given the building’s age and uncertainty about past environmental conditions associated with decades of restaurant and hotel operations, the site warrants inclusion in a community-wide brownfields assessment to ensure safe and sustainable redevelopment.

Knouse Foods Site – Consisting of two parcels, the Knouse Foods facility is located at 48 East Hanover Street and 3317 Biglerville Road, Biglerville, 17307, comprises a long-established industrial complex with buildings constructed between 1923 and 2001, reflecting a century of expansion tied to the company’s fruit processing and food manufacturing operations. Over the years, the site has supported the production of well-known brands such as Musselman’s apple products and various private label goods, serving as a major regional employer and logistics hub. Today, the facility remains partially active but is listed for sale. Given the site’s age, its large number of historic industrial structures, and the transition toward potential redevelopment, it merits inclusion in a community-wide brownfields assessment to evaluate possible environmental concerns from decades of food manufacturing, warehousing, and rail served industrial activity, ensuring safe and responsible reuse.

MFS Inc and Eastern Land & Resources Corp Site – While historical descriptions of both properties are unavailable, they are both directly adjacent to the Vulcan Land Materials quarry and surround the quarry operation’s tailing pond. They are both served with dual access rail and utilities and have been identified by Adams County as attractive sites for redevelopment. Given this lack of documented historical use, the presence of long-held landownership by corporate entities, and the parcels’ location along a major transportation corridor, with dual access rail service, and where legacy industrial, agricultural, or commercial operations are common, both sites warrant inclusion in a community-wide brownfields assessment. The absence of recorded environmental history itself is a risk factor, and a brownfield assessment would ensure that any unknown liabilities are identified before development, including such features as prior industrial storage, fill materials, subsurface disturbances, or undocumented structures.

Green Pallet LLC Site – The historical use of the site at 3608 Baltimore Pike in Littlestown, PA, remains uncertain, but it is believed that underground gas storage tanks from a previous operation may still be present, significantly limiting the redevelopment potential of an otherwise promising property. Despite these concerns, the site benefits from strong transportation access and available utility connections, making it an appealing candidate for future development should the environmental constraints be addressed.

<b>Site</b>	<b>Address</b>	<b>App. Size (acres)</b>	<b>Environmental Concerns</b>
<b>Route 30/Route 94 Corridor Target Area</b>			
Old Cross Keys Diner	6110 York Road, New Oxford, PA 17350 (Hamilton Township)	8.30	Asbestos and hazardous materials
Old Cross Keys Diner Adjacent Building	6170 York Road, New Oxford, PA 17350 (Hamilton Township)	2.92	Asbestos and hazardous materials
MFS Inc.	Carlisle Pike, Hanover, PA 17331 (Parcel 35K120070D--000) (Oxford Township)	89.49	Soil and water contamination
Eastern Land & Resources Corp	Carlisle Pike, Hanover, PA 17331 (Parcel 35L130001---000) (Oxford Township)	90.07	Soil and water contamination
<b>Upper Adams Target Area</b>			
Knouse Foods Facility	48 East Hanover Street, Biglerville, PA 17307 (Biglerville Borough)	59.39	Asbestos and hazardous materials, soil and water contamination
Knouse Foods Facility Fields	3317 Biglerville Road, Biglerville, PA 17307 (Butler Township)	105.60	Soil and water contamination
<b>Baltimore Pike Corridor Target Area</b>			
Green Pallet LLC	3608 Baltimore Pike, Littlestown, PA 17340 (Mount Joy Township)	12.39	Asbestos and hazardous materials, soil and water contamination

### **1.c Identifying Additional Sites (5 points)**

In addition to addressing the Priority Sites identified in Section 1.b, the County will use assessment grant funding to conduct outreach to each of its municipalities to identify additional brownfield properties and develop a comprehensive County brownfield inventory. As new brownfield sites are identified, they will be added to a new County Brownfield GIS database. This database will incorporate additional GIS data collected by the County, including information on utilities, environmental constraints, and land-use policies such as zoning ordinances and comprehensive plans. Sites will be considered for assessment and reuse planning as grant funds allow. The County's Brownfield Steering Committee will prioritize the use of grant funds based on ranking criteria developed by the Committee. These criteria will include but are not limited to existing environmental conditions and the potential to improve human health and environmental outcomes; economic development potential within designated growth areas; and potential positive impacts on environmentally underserved communities within the County.

### **Revitalization of the Target Area**

#### **1.d Reuse Strategy and Alignment of Revitalization Plans (5 points)**

The EPA Community-Wide Assessment Grant will enable ACIDA to advance the County's strategy of preserving its rural character, supporting its strong agricultural industry, and protecting its nationally significant historic resources—while simultaneously fostering economic growth and creating jobs for County residents, consistent with the goals outlined in the Adams County Comprehensive Plan. In addition to aligning with the County's Comprehensive Plan, all three Target Areas are consistent with the growth strategies included in their respective municipal comprehensive plans. The Cross Keys/Oxford Township Target Area in eastern Adams County is designated as a "Designated Growth Area" in the Eastern Adams County Joint Comprehensive Plan. These areas are prioritized for development due to the presence of existing utility and transportation infrastructure, making them suitable for both development and redevelopment activities. The Biglerville Target Area, located in Biglerville Borough and Butler Township, is identified in the Northwest Adams Joint Comprehensive Plan as an "Existing Zoning Driven" growth area, where development consistent with underlying zoning districts is encouraged. Most of the acreage in this target area is zoned Industrial (I), with additional areas zoned Commercial (C) and Residential (R). Redevelopment of industrial sites within this landscape aligns with the planning policies of both Biglerville Borough and Butler Township. The Baltimore Pike Corridor Target Area in Mount Joy Township is designated for mixed-use and intensive development. The Township envisions this corridor as a place that accommodates a diverse mix of commercial, industrial, and residential uses while maintaining the character and development patterns of its older settled areas.

As detailed in Section 2.a below, all priority brownfield sites are located in small communities with populations under 10,000. Redeveloping these sites will broaden the local tax base, enabling local governments to fund or enhance essential community facilities and services such as public libraries, municipal buildings, parks, and roadways. Preparing these sites for redevelopment will also generate new job opportunities across various skill levels. Currently, 15,368 people employed in the County live elsewhere; 34,288 County residents commute outside the County for work; and only 16,526 people both live and work within the County. The County exports far more workers to neighboring counties than it imports. Redeveloping brownfield sites will expand local employment opportunities, allowing more residents to work within the County and keeping tax revenue and consumer spending local - rather than losing these economic benefits to surrounding areas due to limited job availability in small rural communities.

#### **1.e Outcomes and Benefits of Reuse Strategy (5 points)**

The reuse of underutilized sites to support small and mid-sized manufacturers, food processing operations, and/or logistics businesses will create jobs closer to where residents live and help strengthen the municipal tax base in Hamilton Township, Biglerville Borough, Oxford Township, and Mount Joy Township. The mean commute time for Adams County workers is 28.6 minutes, reflecting substantial out-commuting and regional travel pressures. Strategic redevelopment of these sites can help shorten commute distances for some residents over time. Environmental Site Assessments (ESA) and, where needed, targeted Phase II investigations will help close data gaps, manage environmental risks, and prepare sites for cleanup and safe reuse in alignment with Act 2 liability protections. Site Reuse Plans will identify economically viable reuses for each priority site and will incorporate feedback from key stakeholders and the community to develop implementation strategies for reuse. The fruit industry has played a vital role in the County's history since the mid-19th century and remains one of its largest employment sectors. Adams County is the top apple-producing county in Pennsylvania and ranks sixth in the nation. Approximately 33 percent of all orchard land in Pennsylvania is located within Adams County. Many workers in the County's agricultural sector face limited access to affordable housing. Redeveloping brownfield sites near this workforce would support the stability and well-being of employees essential to the fruit industry, helping to strengthen and sustain the labor pool that the industry relies on.

## **Strategy for Leveraging Resources**

### **1.f Resources Needed for Site Reuse (5 points)**

It is possible that assessment and reuse planning needs will likely exceed the funding provided through the EPA Assessment Grant. Therefore, efforts are already underway to work with PA state agencies and other federal funding sources to leverage additional resources. For example, EPA Assessment funds could be used as a match to leverage assessment funds from PA Department of Community and Economic Development's (DCED) Industrial Site Reuse Program for additional assessment or remediation work, and Pennsylvania Strategic Investments to Enhance Sites Program (PA SITES) for site development. The EPA grant can also be used as match for PA Department of Conservation and Natural Resources (DCNR) funding to implement green space projects and for PA Department of Transportation's (PennDOT) Multimodal Transportation Fund to implement transportation infrastructure projects. The ACIDA has already secured over \$2.4 million in ISRP and DCED Business In Our Sites funding for assessment, remediation, and site development activities at the Gettysburg Foundry in Cumberland Township, Adams County. This process can be replicated for additional target sites once the community wide assessment is complete.

### **1.g Use of Existing Infrastructure (5 points)**

ACIDA intends to utilize existing infrastructure wherever possible and to leverage opportunities for adaptive reuse of built structures and physical infrastructure that supports sustainable energy production, energy conservation, greenhouse gas emissions reduction, and climate resiliency. The Cross Keys/Oxford Township Target Area has existing water, sewer, electricity and Biglerville Target Area have existing utility infrastructure in place that would support reuse of those sites. The Green Pallet LLC project site has adequate transportation access, but utility infrastructure will need to be examined as a component of the reuse planning exercise for the site.

## **2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT (35 Points)**

### **Community Need**

#### **2.a The Community's Need for Funding (5 points)**

All of the sites proposed for environmental assessment and reuse planning are located in small communities. As of 2023, the Census Bureau estimates the populations as follows: Hamilton Township, 2,728; Biglerville Borough, 1,194; Butler Township, 2,567; Oxford Township, 5,971; and Mount Joy Township, 3,795. Smaller rural municipalities have lower tax bases and therefore often lack sufficient revenue to support essential public services such as police, fire protection, libraries, and access to health care. These municipalities also typically lack the administrative capacity to pursue public funding for these services. Upper Adams School District is the most rural district in the County and is heavily dependent on the fruit growing industry and related support sectors. If any of the major producers, packers, or shippers were to significantly reduce operations or close, both the Borough and the school district would experience substantial financial impacts due to the loss of property tax revenue. Planned redevelopment is critical to ensuring the long-term viability of these communities through diversified industrial growth. Income levels are also lower in small, rural communities. Each municipality containing a Target Area has at least one-quarter of its population classified as low to moderate income (LMI), according to the American Community Survey and the U.S. Department of Housing and Urban Development (HUD). HUD defines LMI households as those earning 80 percent or less of the area's median household income.

Based on 2016–2020 ACS data provided by HUD, the proportion of LMI residents in each municipality is as follows:

- Hamilton Township: 27.5 percent
- Biglerville Borough: 53.6 percent
- Butler Township: 47.5 percent
- Oxford Township: 34.7 percent
- Mount Joy Township: 28.4 percent

There is a clear need to promote economic development opportunities in the County to expand job options for rural residents and increase tax revenue for smaller communities. Redeveloping the targeted brownfield sites will help achieve these goals while also improving environmental conditions for the County's most vulnerable and sensitive populations.

#### **2.b Health of Welfare of Sensitive Populations (5 points)**

Census Bureau and HUD data show that of the communities containing the targeted areas, at least one quarter of the population is defined as LMI. The EPA Brownfields funding will allow for the reuse of currently under-utilized sites, which will provide immediate benefits to the sensitive populations in the form of new affordable housing, better accessibility to public services and more job opportunities. For example, one of the County's largest employment sectors is agriculture — specifically fruit farming.

Many of the fruit-industry workers live in rural areas where access to quality healthcare is limited. In the area surrounding the Biglerville site, a significant share of the population faces challenges related to distance, provider availability, and affordability of services. These workers and their families represent a sensitive and vulnerable population because limited healthcare access - combined with economic constraints - reduces their ability to obtain consistent, comprehensive care and other vital resources.

**2.c Greater Than Normal Incidence of Disease and Adverse Health Conditions (5 points)**

Nearly 78 percent of Adams County’s 106,748 residents are obese, according to the 2025 Adams and York County Community Health Needs Assessment (CHNA). Recent findings show that Adams County experiences elevated burdens of obesity, poor nutrition, limited physical activity, and worsening mental/behavioral health, all of which significantly influence disease risk across municipalities including Hamilton Township, Biglerville Borough, Oxford Township, and Mount Joy Township. Countywide data indicate that obesity and related conditions, including high blood pressure and high cholesterol, are among the most common chronic health concerns and have increased since the prior assessment, driven by poor eating habits, inadequate exercise, and rising high-deductible insurance barriers that discourage preventive care. Behavioral drivers - including smoking, alcohol use, poor diet, and elevated body mass index - continue to account for a major share of preventable morbidity and mortality, contributing to cancer, cardiovascular disease, diabetes, and respiratory conditions in the region. Mental and behavioral health concerns have intensified since COVID19; nearly 39 percent of surveyed residents reported that the pandemic negatively affected their mental health, and CHNA findings highlight persistent poor mental health days, trauma exposure, stressors, and limited access to mental health providers.

Strategies for how the remediation and redevelopment of the project sites can best address and reduce adverse health conditions of the community will be evaluated as a component of the community wide assessment grant activities. Redevelopment of long vacant or underused properties in rural areas can significantly reduce adverse health conditions by removing environmental hazards and replacing them with community assets that support healthier living. Cleaning up brownfield sites eliminates or reduces exposure to hazardous substances, pollutants, or contaminants—including petroleum, heavy metals, asbestos, and volatile organic compounds—which otherwise threaten respiratory health, increase cancer risk, and contribute to long-term chronic disease burdens. Once remediated, redeveloped sites can be converted into parks, community gardens, trails, or mixed-use spaces, which increase opportunities for physical activity and improve access to fresh foods. In addition, redevelopment reduces social and environmental stressors by lowering crime, vagrancy, and blight, which are associated with anxiety, poor mental health, and decreased community safety. Vacant, deteriorated properties often serve as hotspots for illegal dumping, trespassing, and unsafe activities; reclaiming them for productive use improves neighborhood safety and reduces injury risks.

**2.d Economically Impoverished/Disproportionately Impacted Populations (5 points)**

Promoting strong local economies requires investing in communities where residents face barriers to stable employment and economic opportunities. Each of the Target Areas includes populations that experience elevated economic challenges. Census data show the percentage of residents living below the poverty level in each municipality (2023 ACS 5-Year Estimates):

Municipality	% Below Poverty Level
Hamilton Township	5.5%
Biglerville Borough	18.2%
Butler Township	15.5%
Oxford Township	7.9%
Mount Joy Township	8.5%
Adams County	9.9%
Pennsylvania	12.0%

Several communities in the County also rely on a large seasonal workforce that supports the fruit growing and agricultural industries. These workers are typically minority and lower income individuals who may not be fully counted in federal Census estimates. As a result, the actual number of residents living in or near poverty—and therefore positioned to benefit from new employment opportunities—is likely higher than reported. Redevelopment of the targeted brownfield sites will directly support job creation by preparing properties for new industrial, commercial, and agri-business uses. These projects will expand the local employment base, reduce out commuting, and create new opportunities for both permanent residents and seasonal workers. By attracting investment and enabling employers to grow within the County, redevelopment will generate long-term economic benefits, strengthen municipal tax bases, and support the sustainability of small rural communities.

## **Community Engagement**

### **2.e Project Involvement (5 points)**

ACIDA has repeatedly proven its ability to coordinate local, municipal, and state officials and stakeholders while working collaboratively to get initiatives across the finish line. ACIDA's positive track record directly benefits the County, its businesses and its residents. Below is a list of proposed partners and their anticipated role in implementing the EPA Brownfields grant and achieving the desired "Outputs and Outcomes."

### **2.f Project Roles (5 points)**

<b>Partner Name</b>	<b>Point of Contact</b>	<b>Specific Role in the Project</b>
<i>Adams County Industrial Development Authority</i>	Robin Fitzpatrick, President	Project Coordinator
<i>Adams County Board of Commissioners</i>	Molly Mudd, Adams County Solicitor	Long-term Project Support
<i>Adams County Office of Planning &amp; Development</i>	Sherry Clayton, AICP, Director	Reuse Planning and Community Engagement, County Liaison
<i>Adams Economic Alliance</i>	Kaycee Kemper, Vice President	Community Engagement and Long-term Project Support
<i>Hamilton Township</i>	Ronald Weidner, Chairman	Community Liaison for Township
<i>Oxford Township</i>	Harry McKean, Supervisor	Community Liaison for Township
<i>Borough of Biglerville</i>	Robert Smith, President	Community Liaison for Borough
<i>Mount Joy Township</i>	Christine Demas, Chair	Community Liaison for Township
<i>Biglerville Borough Sewer and Water Authority</i>	Shawn Decker, Operator	Community Liaison for Authority
<i>New Oxford Municipal Authority</i>	Adam Winters, Facilities Manager	Community Liaison for Authority
<i>Knouse Foods Cooperative</i>	Charlie Bennett	Property Owner Representative

### **2.g Incorporating Community Input (5 points)**

The ACIDA is committed to meaningful community involvement and will make public participation a central component of the community-wide assessment process. ACIDA recognizes that residents, neighbors, and businesses located near proposed project areas are the stakeholders most directly affected by activities carried out under this grant. With support from a Qualified Environmental Professional (QEP) consulting team, ACIDA will conduct engagement activities with residents, businesses, community organizations, and other stakeholders for each identified priority brownfield site. ACIDA will also convene a steering committee composed of dedicated residents, business owners, organizational representatives, and elected officials from the priority communities, along with county-level and subject-matter advisors in economic and community development, sustainability, education, culture, and community resilience. This steering committee will help determine how EPA funds are allocated and will serve as an initial sounding board for potential reuse options. To build broad public support, ACIDA will engage project-area communities through public meetings, dedicated project websites, social media, printed materials, and other outreach tools. The frequency and types of engagement are further detailed in Section 3.a., Description of Tasks/Activities and Outputs. While English is the primary language spoken in the County, several communities include significant Latino populations; therefore, outreach materials will also be provided in Spanish when needed.

## **3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS (45 points)**

### **3.a. b. c. and d. Description of Tasks/Activities and Outputs (25 points)**

<b>Task/Activity 1: Project Management and Reporting</b>
<b>a. Project Implementation:</b> <ul style="list-style-type: none"><li>• Procuring brownfields consulting team</li><li>• Develop and submit quarterly reports</li><li>• Develop and submit annual financial reports and MBE/WBE reports</li><li>• Enter approved sites into ACRES and update progress as necessary</li><li>• Compare progress to goals and make adjustments as necessary</li><li>• Attend EPA or PA Brownfield Conference for professional training</li></ul>

**b. Anticipated Project Schedule:** A Qualified Environmental Professional (QEP) team will be procured in the first quarter of the grant. Reporting will begin in Q1 of the grant and continue throughout the 4-year Cooperative Agreement and through final required project closeout documentation and reporting.

**c. Task/Activity Lead:** The ACIDA will procure professional service of a Qualified Environmental Professional (QEP) brownfields consulting team. The consulting team will assist with reporting and implementation of the grant.

**d. Outputs:** Procurement of a consulting team. Quarterly and annual reporting project progress reporting including financial and MBE/WBE Reporting, Site approval questionnaires, AAI checklists for completed Phase I ESAs, ACRES updates. Develop responses to U.S. EPA comments as necessary.

### Task/Activity 2: Site Inventory and Environmental Site Assessments

**a. Project Implementation:**

- Review existing inventory and expand as new sites are identified
- Select sites for assessment activity
- Phase I sites will be derived from the existing site inventory and any additional sites added during the vetting process.
- Submit AAI checklist with Phase I reports.
- Phase 2 sites will be determined based on outcomes of Phase 1 ESAs or review of available environmental information.
- Quality Management Plans, Field Sampling Plans and other required Quality documents will be prepared and submitted to EPA for approval.
- Discussions will take place regarding individual sites with a priority based on developer interest, key location, and market interest. Essentially the most developable sites will get priority for assessment work.

**b. Anticipated Project Schedule:** Site prioritization and selection will begin immediately in the first quarter of the cooperative agreement in October of 2022 and continue throughout the 4-year period. Site Assessments will be done throughout the 4-year grant, as sites are identified as priorities. Phase 1 ESAs will likely begin in Q2 and continue throughout the grant period. Phase II work will likely begin in the 3rd Quarter of the Cooperative Agreement after QA documents have been submitted to EPA and approved and will continue throughout the grant period as needed.

**c. Task/Activity Lead:** The selected brownfield consultant will assist ACIDA in identifying priority sites with input from the Steering Committee members. Community partners will also be solicited for site input. The consulting team will conduct Phase 1 and Phase 2 site assessments and prepare all required Quality Assurance documents.

**d. Outputs:** The existing inventory of sites will be expanded as additional sites are identified. Sites will be prioritized for Phase I assessment work. It is anticipated that there will be a total of up to 12 Phase I ESAs conducted. Sites requiring additional assessment will be identified for Phase 2 ESAs and Field Sampling Plans will be developed for Phase II sites. A minimum of 4 Phase II ESAs to be conducted.

### Task/Activity 3: Community/Stakeholder Outreach and Involvement

**a. Project Implementation:**

- Identification of a Brownfields Steering Committee
- Schedule and conduct quarterly meetings of the Steering Committee
- Schedule and conduct site specific meetings of community partners and stakeholders
- Hold annual public meetings to discuss yearly progress
- Provide updates on ACIDA website

**b. Anticipated Project Schedule:** Kickoff meeting with Steering Committee will be held in Q2 of the grant. Community and Stakeholder Outreach will continue throughout the Cooperative Agreement period.

**c. Task/Activity Lead:** ACIDA and consultant team will lead the outreach efforts.

**d. Outputs:** Quarterly Steering Committee meetings; site specific meetings with community partners, annual community-wide public meetings. Updates on ACIDA website.

### Task/Activity 4: Brownfield Site Reuse and Remedial Planning

**a. Project Implementation:**

- The need for reuse planning for specific sites will be identified by ACIDA, in coordination with the Steering Committee and community leaders.

- Reuse plans include land use assessment, market analysis, infrastructure evaluation, site reuse visioning sessions, development of brownfield revitalization plans, and development of implementation funding strategies and resource plans.
- Remedial Planning and Cleanup plans will be developed for sites requiring remediation with the intent of entering those sites in the PADEP Act 2 program for liability protections.

**b. Anticipated Project Schedule:** It is anticipated that reuse planning for two of the priority sites may begin as early as Q2 in the grant period. Other sites will be identified for reuse planning throughout the grant period. Remedial and Cleanup Plans will be developed as needed throughout the grant period.

**c. Task/Activity Lead:** ACIDA and the consulting team with oversight and direction from the Steering Committee and appropriate community leaders will identify sites for reuse and/or remedial planning. The QEP will conduct planning activities and prepare reports to ACIDA and PADEP if needed.

**d. Outputs:** The process will have extensive community involvement with the output being a comprehensive revitalization plan for priority sites and its environs including neighboring sites and the impacted community. It is anticipated that 2-3 site reuse or remedial plans will be completed throughout the grant period.

### 3. e. Cost Estimates (15 points)

Information used to develop each cost estimate is provided following the Budget Table. ACIDA has made a conscious decision to focus the vast majority of EPA grant funds on site work tasks and is foregoing the use of these funds for personnel or fringe benefit expenses.

Budget Categories					
Direct Costs:	Task 1: Project Management & Reporting	Task 2: Site Inventory & Environmental Site Assessments	Task 3: Community & Stakeholder Outreach	Task 4: Reuse & Remedial Planning Activities	Total
Personnel	\$0	\$0	\$0	\$0	\$0
Fringe Benefits	\$0	\$0	\$0	\$0	\$0
Travel	\$3,000	\$0	\$0	\$0	\$3,000
Equipment	\$0	\$0	\$0	\$0	\$0
Supplies	\$0	\$0	\$1,000	\$0	\$1,000
Contractual	\$48,000	\$268,000	\$30,000	\$150,000	\$496,000
Construction	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0
<b>Total Direct Costs</b>	\$0	\$0	\$0	\$0	\$0
<b>Indirect Costs</b>	\$0	\$0	\$0	\$0	\$0
<b>Total Budget</b>	\$51,000	\$268,000	\$31,000	\$150,000	\$500,000

- Task 1 Project Management & Reporting (\$51,000)  
Personnel: \$0; Travel expenses: 2 staff attending brownfield conferences including registration, travel, lodging & incidentals - \$3000; Contractual: \$1000/month during 48-month period – estimated QEP fee for Quarterly and Annual reporting, completion and submission of Property Eligibility Forms & Grant Management assistance.
- Task 2 Brownfields Inventory & Assessment Activities (\$268,000)  
Personnel: \$0, Contractual: \$268,000 QEP fee = 8 Phase I Assessments at \$6,000 each and 4 Phase II Assessments at \$55,000 each plus QMP, FSPs, HASPs, etc.
- Task 3 Community Outreach & Involvement (\$31,000)  
Personnel: \$0; Contractual: \$30,000 QEP fee for participating in and facilitating public meetings & engagement; Supplies – printed materials for community and public meetings during the 4 years - \$1000
- Task 4 Site Reuse & Cleanup Planning (\$150,000)

Personnel: \$0 Contractual: \$150,000 QEP fee for remedial action planning at 1 priority site and reuse planning at 2 priority sites

### **3.f. Plan to Measure and Evaluate Environmental Progress and Results (5 points)**

The ACIDA Project Manager, with assistance from the QEP, will track, measure, and evaluate its progress toward project goals by: documenting outputs and outcomes in Quarterly Reports and in ACRES; holding Steering Committee and public meetings at key milestones to update project progress and to seek input on next steps; and posting progress reports on outputs and outcomes via a dedicated webpage and existing community newsletters. Outputs measured will include sites assessed, resources leveraged, sites positioned for cleanup, acres of property made ready for economic reuse or community recreational uses, stakeholders involved, and reuse plans established. Outcomes will include economic revitalization, enhanced recreational amenities, jobs created, infrastructure upgrades, vulnerable populations helped, and resilience measures implemented. Project outputs/outcomes include:

Task 1: Project Management & Reporting: Outputs: Effectively executed cooperative agreement; Procurement of Qualified Environmental Professional Consulting Team; Clearly established roles and tasks for grant management process; training and capacity-building at conferences; compliance measures in place. Outcomes: Grants efficiently administered, professional development training, clear governance structure, timely and complete reporting. Tracking: Quarterly & ACRES reporting; Annual and MBE/WBE reporting and internal quality assurance evaluation; Completion of Property Eligibility Forms.

Task 2: Brownfield Inventory & Site Assessment Activities: Outputs: QMP, FSPs, County-wide Brownfield Inventory database, 8 Phase I assessments and 4 Phase II assessments; additional resources leveraged for assessment and remediation. Outcomes: Quality data for use in remedial and reuse planning; more certainty and less risk associated with priority sites; ability to move sites forward in redevelopment process. Tracking: Quarterly & ACRES reports on results and leveraged resources.

Task 3: Community Outreach & Involvement: Outputs: 16 Quarterly Steering Committee, Site-Specific Community and Stakeholder meetings; dedicated web page. Outcomes: Stakeholders have ownership and input in project and are vested in redevelopment plans. Tracking: Quarterly & ACRES report on engagement; public feedback into and on reuse plans.

Task 4: Site Reuse Planning: Outputs: Well-informed remedial plans; reuse plans for priority sites; implementation strategy and resource roadmap for advancing key sites; community support and approval. Outcomes: Integration of remediation and site planning to save time and money; improved quality of life through new recreational amenities; job creation and economic development through public and private sector investment. Tracking: Quarterly & ACRES reports on results and leveraged resources.

## **4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE (35 points)**

### **Programmatic Capability**

#### **4.a-c. Organizational Capacity, Organizational Structure, Description of Key Staff (15 points)**

The ACIDA has the organizational capacity to manage the EPA grant, coordinate with community and individual stakeholders, and procure and oversee a Qualified Environmental Professional (QEP) consulting team experienced in EPA Brownfields grant requirements, environmental site assessments, and brownfield reuse planning. ACIDA is a member of the Adams Economic Alliance (AEA), which provides additional experienced staff to support all aspects of grant implementation. Several staff members plan to attend and receive training at EPA or Pennsylvania Brownfields conferences as part of this grant.

Ms. Robin Fitzpatrick will serve as Project Manager for the grant. She will act as the primary liaison to the EPA, guide engagement with local and regional stakeholders, and oversee all reporting and compliance requirements under the cooperative agreement. Ms. Fitzpatrick brings 20 years of experience in land development, redevelopment, financing, and partnership building to the project team. Throughout the grant period, she will be supported by Ms. Kaycee Kemper, Vice President of the AEA, and Mr. Brady Rodgers, Director of Business and Community Outreach for the AEA.

ACIDA will receive support, as needed, from the Adams County Office of Planning and Development (ACOPD). Sherri Clayton-Williams, Director of ACOPD, oversees planning staff and program administration across three divisions: Comprehensive Planning, GIS, and Rural Resources. Ms. Williams brings extensive experience working with all levels of government, gained through previous positions in county and local government—as both a planner and code enforcement officer—as well as federal government service in the environmental field.

#### **4.d. Acquiring Additional Resources (5 points)**

ACIDA will hire a QEP Consulting team to provide expertise in community engagement, environmental site assessments, and reuse planning. ACIDA will prepare a request for qualifications (RFQ) that will be publicly advertised in accordance with federal, state, and local requirements. The award will be made based on applicable qualifications and experience and other factors that will be outlined in the solicitation. The ACIDA will seek to utilize Woman and Minority Businesses where practicable and will adhere to US EPA Solicitation Clauses.

#### **Past Performance and Accomplishments**

##### **4.e. Currently Has or Previously Received an EPA Brownfields Grant (15 points)**

Does Not Apply - The ACIDA does not currently have and has never received an EPA Brownfield Grant.

##### **4.e.i. Accomplishments (5 points)**

Does Not Apply - The ACIDA does not currently have and has never received an EPA Brownfield Grant.

##### **4.e.ii. Compliance with Grant Requirements (10 points)**

Does Not Apply - The ACIDA does not currently have and has never received an EPA Brownfield Grant.

##### **4.f. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements (15 points)**

##### **4.f.i. Purpose and Accomplishments (5 points)**

While ACIDA has not yet administered an EPA grant, ACIDA and its parent organization, AEA, have a successful, nearly 20-year history of managing federal and non-Federal grants. The ACIDA has helped facilitate a number of economic development projects throughout the County. Several of these projects have come to fruition through the injection of state funds. A premier example of a complicated economic development project spearheaded by ACIDA is the Adams County Commerce Center (Center). The Center is a 305-acre office and light-manufacturing campus with subdivided lots available for corporate offices, light or "high end" manufacturing, flex-space, business support services, and research and development. Strategically located at the intersection of U.S. Route 30 and U.S. Route 15, the occupants of the Center have the ability to reach 40 percent of the American population within a day's drive. Current occupants include Harley Davidson, Renn Kirby Chrysler, Pella Doors & Windows Manufacturing facility, WellSpan Health, Adams County National Bank, Mark Cropp/ProLine Investors, the Gettysburg Cancer Center, PA CareerLink and the Adams Economic Alliance. Once most of the lots in the center were acquired and developed, ACIDA utilized significant state funding from the Redevelopment Assistance Capital Program (RACP) to perform site improvements (clearing and grading) on the few remaining parcels to enhance their marketability. Recent examples of ACIDA's grant and loan management includes the management of a \$198,750 PA Industrial Site Reuse Program (ISRP) assessment grant and a \$1.4 million PA Business in Our Sites (BOS) grant and \$956,666 BOS loan for the redevelopment of the Gettysburg Foundry in Cumberland Township, PA. It is noteworthy that an EPA Technical Assistance grant provided the site reuse feasibility study that used to secure both the ISRP and BOS funding from the Commonwealth!

##### **4.f.ii. Compliance with Grant Requirements (10 points)**

ACIDA has successfully managed the complex procurement, implementation, and reporting requirements associated with the RACP grant funds used for site improvements at the Center. ACIDA is also currently administering ISRP and BOS funds supporting the redevelopment of the Gettysburg Foundry. These efforts are on track to ensure full utilization of all funding, timely completion of reporting obligations, successful achievement of Act 2 closure, and execution of an Agreement of Sale with a developer for the site. For all grant funds administered by ACIDA, its responsibilities have included ensuring compliance with procurement requirements, overseeing eligible project activities, submitting drawdowns for reimbursement, and completing all required reporting. ACIDA has also served as the applicant and grantee on behalf of other nonprofit and for-profit organizations seeking grant and loan funding for significant community and economic development projects. These funding programs include RACP, the Local Share Account program, and the Multimodal Transportation Fund. In this capacity, ACIDA has guided, and continues to guide, numerous organizations through the full lifecycle of grant administration, including application, award, implementation, and compliance processes.

##### **4.g. Never Received Any Type of Federal or Non-Federal Assistance Agreements (8 points)**

Does Not Apply

# **ACIDA – Community Wide Assessment Grant dba ACIDA**

## **Threshold Criteria Response**

### **1. Statement of Eligibility:**

Adams County Industrial Development Authority (ACIDA) is an eligible applicant as a Special District Government entity.

### **2. Documentation of applicant eligibility, IF other than city, county, state, or tribe (attached):**

The Articles of Incorporation for the Adams County Industrial Development Authority are attached to document ACIDA's eligibility as an applicant for this funding.

### **3. Statement of 501(c)(4) Tax Exempt Status:**

ACIDA does NOT have 501(c)(4) Tax Exempt Status.

### **4. Description of Community Involvement**

The ACIDA is committed to community involvement and will make public participation a key component of the project process. ACIDA understands that the residents, neighbors, and businesses in a proposed project area are those that will most likely be affected and impacted by the activities undertaken under this grant. The ACIDA with assistance from a Qualified Environmental Professional (QEP) will conduct engagement activities with residents, businesses, organizations, and other stakeholders for sites in each community. ACIDA will utilize a Steering Committee of dedicated residents, business owners, organizational representatives and elected officials from each municipality plus county-level and specialty advisors in economic and community development, Environmental Justice, sustainability, education, culture, and community resilience. Participants will help to decide where to deploy EPA funds and serve as the initial sounding board for potential reuse options. The ACIDA will also connect with the project communities through public meetings, neighborhood association gatherings, speaker bureaus, newsletters, dedicated web sites, social media, the production of print materials, and other outreach vehicles.

### **5. Statement of Available Balance on Open Assessment Grant Funds**

ACIDA does not have an open EPA Brownfields Assessment Grant or Multipurpose grant.

### **6. Discussion on Named Contractors and Sub-recipients**

ACIDA has not procured or named any Contractors or Sub-recipients for this grant, as such, there are no solicitation documents or signed executed contracts to provide.