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BEAVER COUNTY
COMMISSIONERS
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U.S. EPA FY26 Brownfield Community-Wide Assessment Grant

Application from Beaver County, PA

Application Information Sheet

Applicant Identification: Beaver County, PA
810 Third Street
Beaver, PA 15009

Website: www.BeaverCountyPA.gov

Assessment Grant Type: Community-Wide

Federal Funds Requested: \$500,000

Location: Beaver County, Commonwealth of Pennsylvania

Target Areas &

Priority Site Information:

Beaver County intends to deploy these assessment resources across the entire 435 square miles jurisdiction, with its two cities of Aliquippa and Beaver Falls, and its 52 incorporated boroughs and townships. Previous EPA assessment resources have enabled us to create a brownfields inventory with 120 target sites. Our focus will be on areas with the most challenging brownfield sites and potential opportunities, and in those localities that have indicated strong desire to continue their partnerships with the County to leverage brownfield resources, including:

- **City of Aliquippa** – With much of the former J&L Steel Site (7 miles long along the west side of the Ohio River) still vacant and underutilized, and with blighted sites throughout this economically distressed city, more work on brownfields revitalization is needed. Potential sites include:
 - [Aliquippa Industrial Park](#): at 71 Woodlawn Road on the west of the Ohio River, with 75-acres of vacant industrial land with PCB and metals contamination.
 - [Bet-Tech Sites](#): Over 16-acres of former steel site properties at 101 Bet-Tech Drive on the west of the Ohio River, with organize chemical contamination.
- **City of Beaver Falls** – Beaver Falls seeks to address the 23-acre “East Works” portion of the former Babcock & Wilcox Steel Plant at 4111 4th Avenue, near the Beaver River.
- **Harmony Township** – With a long history of steel production on the east side of the Ohio River until Armco Steel closed in 1985 leaving over 100 acres of brownfields, leading to more widespread blight. Township leaders seek to work with Beaver County to address several properties, including
 - [Armco Steel](#): three vacant and blighted areas of Armco Steel totaling over 23 acres located at 2197 Duss Avenue.
 - [Wyckoff Steel](#): 5.64 acres of blighted property with fuel oil in soils at the former Wyckoff Steel factory at 2197 Duss Avenue.
 - [Blighted Structures](#): three blighted parcels east of the former steel facilities with dilapidated structures at 2401 & 2403 Duss Avenue.

- **Midland Borough** – An adept brownfield and industrial redevelopment company that has partnered with Beaver County on brownfields revitalization over many years and many EPA grant cycles has acquired the 300-acre, five-parcel Allegheny Technology Inc’s steel plant at 950 Tenth Street, which closed in 2020. Beaver County seeks a public-private partnership for manufacturing and commercial redevelopment.
- **Monaca Borough / Potter Township** – The Borough of Monaca, which launched the Ohio River Brownfields Partnership in 2010 which has led to so much brownfields progress in Beaver County, is located near the massive, \$10 billion Shell shale gas ethane cracker facility in Potter Township, which President Trump has visited twice. This provides major opportunity for downstream opportunity and jobs, but Monaca continues to struggle with blighted and underutilized brownfield sites in the heart of the community left by former steel and manufacturing factories that are now closed. Monaca seeks to continue its brownfields revitalization partnership with Beaver County at sites such:
 - **Colona Transfer:** The 16-acre Colona Transfer former metal fabrication site at 1 River Road, impacted by PAH contamination.
 - **Beaver Valley Industrial Park:** The 29.73-acre Beaver Valley Industrial Park site at 1 Industrial Park Road, impacted by soil inorganics.
 - **Pittsburgh Tube:** The 0.78-acre Pittsburgh Tube site is impacted by PCBs and other contaminants in soils at 1548 Pennsylvania Avenue.
- **Rochester Borough** – The borough and County are very intent on finding cleanup and redevelopment solutions for **Beaver Valley Bowl**, which you can see for yourself in the opening scene of the bowling movie Kingpin, culminating in Woody Harrelson doing a magnificent split after hitting a strike. But this large, beautiful brick building at 25 New York Avenue in Rochester, has been blighted and abandoned since a fire in 2019, and the property needs brownfield revitalization help.
- **Shippingport Borough** – Long an energy mecca with the first commercial nuclear power plant (ribbon cutting by President Eisenhower, but closed in 1989). The close-by 2.49-gigawatt, coal-fired Bruce Mansfield Power Plant closed for good in 2019 after a devastating fire, leaving massive brownfields. Yet, this area has been slated for a new, 3.8-gigawatt gas-fired energy facility enabling 15,000 construction jobs and 340 permanent jobs. Announced at the Inaugural Pennsylvania Energy & Innovation Summit held with the President of the United States, the Governor and Congressional delegation of Pennsylvania in July 2025, this investment will support data center development on adjacent brownfield parcels in this struggling locality. Beaver County wants to be ready with brownfield assessment and reuse planning resources to assist and spur redevelopment. Official address of Mansfield plant is Route 168, Shippingport.

<u>Contacts:</u>	Project Director:	Daniel Distler Beaver County Director of Planning & Redevelopment 810 Third Street Beaver, PA 15009 ddistler@beavercountypa.gov , 724-770-4428
	Chief Executive:	County Commission Chairman Daniel C. Camp III 810 Third Street Beaver, PA 15009 dcamp@beavercountypa.gov , 724-770-4402

Population: 165,540

Other Factors:

Other Factors Checklist:	Narrative Page #:
Secured firm leveraging commitment ties directly to the project and will facilitate completion of the remediation/reuse, secured resource is identified in the Narrative and substantiated in the attached documentation.	Pages 4-5
The proposed site(s) is adjacent to a body of water (i.e., the border of the proposed 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).	Pages 1, 3-4
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, for priority site(s) within the target area(s).	Page 9
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	Page 1, 3



01/07/2026

Mr. Dan Distler
Director of Planning and Redevelopment
Beaver County Courthouse
810 Third Street
Beaver, PA 15009

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

Dear Mr. Distler:

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 Beaver County's application for a US EPA Brownfields FY26 Community-Wide Assessment Grant in the amount of \$500,000 to update the county's brownfield site inventory, conduct Phase I and Phase II environmental site assessments, conduct reuse planning, and community engagement activities meant to boost manufacturing, data center, commercial development, riverfront revitalization, and quality of life projects in Beaver County's communities.

The county'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 Beaver County and U.S. EPA Region 3 on this project.

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

Sincerely,

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

Michael Maddigan
Land Recycling Program Manager
Bureau Environmental Cleanup and Brownfields



U.S. EPA FY26 Brownfield Community-Wide Assessment Grant

Application of Beaver County, PA

Narrative

(1) PROJECT AREA DESCRIPTION & PLANS FOR REVITALIZATION

Target Area & Brownfields – (a) Overview of Brownfield Challenges & Description of Target Area

After decades of decline and massive job loss caused by steel industry and power plant closures along the rivers of Beaver County PA (pop. 165,540) west of Pittsburgh, Beaver leadership partnered with the U.S. Environmental Protection Agency (EPA), the Commonwealth of Pennsylvania, and the private sector to use brownfield revitalization tools to transform vacant properties into productive uses and renewed waterfronts. Since launching the Ohio River Brownfields Coalition in 2010, Beaver has used multiple EPA Area-Wide Planning, Assessment, and Cleanup grants to prepare and transform brownfields into new manufacturing, upgraded town centers, residential communities, waterfront parks and outdoor recreation. Now, Beaver County seeks to secure a new \$500,000 EPA Community-Wide Assessment Grant to support environmental investigations, cleanup plans, and reuse strategies at targeted brownfield sites that are part of the 120-brownfield inventory that Beaver created with a previous Assessment grant. A new EPA grant will help build a bridge to manufacturing and industrial technologies with high-skills jobs at energy hubs, data centers, upgraded downtowns, and renewed Ohio River waterfronts in places still struggling.

The Struggles of Industrial Decline Hit Hard: Beaver County has struggled for decades with the decline of the steel industry, which once accounted for 61% of jobs, down to just a small sliver of steelworkers now. The 2019 closure of the 2.49-gigawatt coal-fired Bruce Mansfield Power Station and other declines in manufacturing and chemical industries have gutted many localities in the county. The brownfields left behind in Beaver are typically large, heavy industry sites with challenging environmental conditions, many of them along the Ohio and Beaver Rivers. Beaver County has seen thousands of well-paying jobs lost and population decline, with a 13% decline in jobs since 2012, even as jobs have increased in Pennsylvania and the nation. This has resulted in many people living in Beaver earning less than is necessary to survive, with a 40% population of ALICE – Asset Limited, Income Constrained, Employed people – the working poor. Beyond jobs and economic impact, the brownfields that stigmatize many Beaver localities decrease quality of life and drive away investments, young workers and families, leaving core communities struggling to stay vibrant.

Beaver’s Progress Has Been Built Around Brownfields Revitalization Since 2010: With the launch of the “Ohio River Brownfields Coalition” in 2010, Beaver County and its communities began a focus on transforming its vacant industrial brownfields into new manufacturing, with nearly \$20 billion in capital investment now achieved in new and expanded manufacturing focused in the steel, advanced energy, plastics, and building products sectors. EPA-backed environmental assessments and reuse planning have helped enable this revitalization. The results of our brownfield efforts include investment at the \$14 billion, world-scale shale gas facility at Shell Polymers Monaca which created 9,600 jobs; the Mitsubishi Electric Power Products plant that is creating and retaining 1,000 jobs making products to boost the nation’s electric grid-infrastructure supply chain; expansions of the Tenaris Tubular Steel Plant at Koppel; and more. Beyond manufacturing, Beaver has led brownfield efforts to transform vacant and contaminated properties into new mixed-use, outdoor recreation and cultural sites, such as the East End mixed-use development in Aliquippa; the beautiful mixed-use “Bridgewater Crossings” community created on a former steel mill at the confluence of the Ohio and Beaver Rivers in the Borough of Bridgewater; the Monaca Gateway & Community Center projects on former steel and industrial properties; and the Darlington Brickyard now being transformed with EPA Brownfield Cleanup funding into a trail hub for the North Country Trail and Native American heritage site.

(b) Target Areas & Brownfield sites: Beaver County lies in western Pennsylvania along the Ohio border 35 miles outside of Pittsburgh, centered on the confluence of the Beaver and Ohio Rivers. Its landscape features rolling hills and dissected river valleys typical of the Appalachian Plateau. Beaver intends to make new EPA assessment resources available across the entire 435 square miles jurisdiction, with its two cities of Aliquippa and Beaver Falls, and its 52 incorporated boroughs and townships. Our focus will be on our Brownfields Inventory of 120 target sites, established via our previous EPA community-wide assessment grant. Our prime efforts will be on areas with the most challenging

brownfield sites and potential redevelopment opportunities, and in those localities that have indicated the strongest desire to continue their partnerships with the County to leverage brownfield resources, including:

- **City of Aliquippa** – With much of the former J&L Steel Site (7 miles long along the west side of the Ohio River) still vacant and underutilized in this city of 9,238 people, and with blighted sites throughout this economically distressed city, more work on brownfields revitalization is needed. Sites for brownfields cleanup and reuse planning include:
 - [Aliquippa Industrial Park](#): on the west bank of the Ohio River, with 75-acres of vacant industrial land with PCB and metals contamination.
 - [Bet-Tech Sites](#): Over 16-acres of former steel site on the west of the Ohio River, with organic chemical contamination.
- **City of Beaver Falls** – Beaver Falls is a city with 9,005 that seeks to revitalize the 23-acre “East Works” portion of the former Babcock & Wilcox Steel Plant at 4111 4th Avenue, on the Beaver River near its confluence with the Ohio River.
- **Harmony Township** – In the 1790s General “Mad” Anthony Wayne formed the “Legion of the United States” and established the first ever basic training camp for the U.S. Army here (which trained the likes of Merriweather Lewis, William Clark, and William Henry Harrison). In 1851 German immigrants seeking “the promised land” and religious freedom formed the “Harmony Society” and launched one of the first and largest industrial centers in the nation on 3,000 acres, building up factories until the Harmonites and their communal lifestyle dissolved in 1905. But the industry lived on with steel and heavy manufacturing centers on the Ohio River, until the decline of the 1980s and 1990s. The locality’s industrial center still maintains with 22 buildings and 1 million square feet of manufacturing centers, but the loss of steel has left massive brownfields and blight in this area. Harmony Township, a community of 3,195 people, seeks to work with Beaver to boost both new manufacturing on old brownfields, and community placemaking in struggling neighborhoods. Township leaders seek to work with Beaver County to address several properties, including
 - [Armco Steel](#): three vacant and blighted areas of Armco Steel with large industrial buildings and heavy metals in soils, totaling over 23 acres located at 2197 Duss Avenue.
 - [Wyckoff Steel](#): 5.64 acres of blighted property with fuel oil in soils at the former Wyckoff Steel factory at 2197 Duss Avenue.
 - [Blighted Structures](#): three blighted parcels east of the former steel facilities with dilapidated structures with asbestos and other hazards.
- **Midland Borough** – This community of 2,433 suffered a huge loss when the 300-acre, five-parcel Allegheny Technology Inc. (ATI) steel plant closed in 2020, leaving over a dozen large factory buildings, many ground-level slabs, and a large slag field. Beaver County now seeks a public-private partnership with an adept brownfield and industrial redevelopment company that has partnered with Beaver County on revitalization over many years and many EPA grants.
- **Monaca Borough / Potter Township** – The Borough of Monaca (pop. 5,625), which launched the Ohio River Brownfields Partnership in 2010 which has led to so much brownfields progress in Beaver County, is located near the massive, \$10 billion Shell shale gas ethane cracker facility built on a brownfield in Potter Township, which President Trump has visited twice. This provides major opportunity for downstream petrochemical manufacturing and jobs, but Monaca continues to struggle with blighted and underutilized brownfield sites in the heart of the community left by former steel and manufacturing factories now closed, including:
 - [Colona Transfer](#): The 16-acre Colona Transfer former metal fabrication at 1 River Road is impacted by PAH contamination.
 - [Beaver Valley Industrial Park](#): The 29.73-acre Beaver Valley Industrial Park site at 1 Industrial Park Road, impacted by soil inorganics.
 - [Pittsburgh Tube](#): This 0.78-acre downtown site is impacted by PCBs and other soil contaminants.
- **Rochester Borough** – This borough (pop. 3,472) and Beaver County are intent on finding cleanup and redevelopment solutions for downtown revitalization and mixed-use development. The borough and County are intent on finding cleanup and redevelopment solutions for [Beaver Valley Bowl](#), which you can see for yourself in the opening scene of the bowling movie Kingpin, which culminates with Woody Harrelson doing a magnificent

split after hitting a strike. But this large, beautiful brick building at 25 New York Avenue has been blighted and abandoned since a fire in 2019, and the property needs brownfield revitalization help.

- **Shippingport Borough** – Long an energy mecca with the first commercial nuclear power plant (ribbon cut by President Eisenhower, but facility closed in 1989). The next-door, 2,49-gigawatt, coal-fired Bruce Mansfield Power Plant closed in 2019 after a devastating fire, leaving massive brownfields in this borough of 160 people. The County, region and state seek to repurpose the Mansfield plant with a new, 3.8-gigawatt gas-fired energy facility enabling 15,000 construction jobs and 340 permanent jobs. Announced at the inaugural “Pennsylvania Energy & Innovation Summit” held in Pittsburgh in July 2025 with the President of the United States, the Governor and Congressional delegation of Pennsylvania, this investment will support data center development on adjacent brownfield parcels in this struggling locality. This site has been purchased by the Frontier Group of Companies, a top-notch redeveloper of large industrial brownfields including dead power plants and vacant steel factories such as the former Weirton Steel complex in West Virginia. Beaver County wants to be ready with brownfield assessment and reuse planning resources to assist and spur this redevelopment.

(c) Identifying Additional Sites: The Beaver County Planning & Redevelopment team has a well-established process for engaging municipalities and economic development organizations to identify brownfield sites to utilize our EPA and other resources. Beaver will continue to use its multi-stakeholder Ohio River Brownfields Coalition to put out public and organizational communications to let people know we have EPA assessment and reuse resources. We will set up a dedicated County web page with an intake form, and invite proposals for site work at public workshops held with interested localities both in the initial stages of grant implementation and periodically over the four-year project. We will select additional brownfield sites based on factors including – the needs in particular struggling communities faced with the negative impacts of major brownfields; the willingness of municipal leadership in particular localities to engage in and support particular projects; the infrastructure, waterfront parcels, or other community assets that make a site viable for redevelopment; the ability to get site access with cooperative owners (or obtain mothballed sites through proper measures); the prospects for economic or community reuse opportunities at particular sites based on the interest and capacity of prospective purchasers or future users; and the feasibility of using a particular site to boost the regional effort to expand advanced manufacturing, data center economy, and energy sector investments.

Revitalization of the Target Area

- (d) Reuse Strategy and Alignment with Revitalization Plans:** The vision and strategy for Beaver County and its municipal parties is focused on two goals: First, this Ohio River corridor with its massive former industrial sites remains a manufacturing community, and we seek to foster development of larger brownfields with **advanced manufacturing plants, energy hubs, data center development, and other major centers for high-skills jobs and increased local revenue potential**. Beaver County is ready to take up the call of Presidential Executive Order 14318 (July 23, 2025) which directs that EPA expeditiously identify brownfield sites for use by AI data centers and the power to serve them, a goal shared by the Governor of Pennsylvania and regional leaders, as shown in the July 2025 meeting in Pittsburgh when national and local leaders announced plans to deploy up to \$90 billion in Pennsylvania for such economic innovation. These kinds of redevelopment could take place at the brownfields described above at Shippingport, Monaca, Aliquippa, Harmony Township, and Midland.

Second, Beaver County and its communities seek to **reclaim our riverfronts for downtown revitalization and mixed-used destinations that combine riverfront retail and entertainment districts with new housing and waterfront parks**. This kind of waterfront placemaking has become a reality at the beautiful mixed-use “Bridgewater Crossings” community created on a former steel mill brownfield at the confluence of the Ohio and Beaver Rivers in the Borough of Bridgewater. We used previous EPA assessment resources to support this development, which was led by the Beaver County entrepreneur who has now purchased the 300-acre Midland Steel site, and who is also ready for brownfields redevelopment at several Aliquippa sites he acquired. Sites primed for this kind of community revitalization include the Beaver Falls “East Works” site, the Rochester bowling brownfield, Colona Transfer in Monaca, blighted sites in Harmony, and parts of Midland’s dead steel plant on the Ohio River.

These revitalization goals are highly consistent with the Beaver County Corporation for Economic Development’s stated plans, as the region’s leading organization for manufacturing investment (which includes all three Beaver County Commissioners on its board), including at the former Shippingport power plant. Likewise, our brownfield

goals fulfill the call of “Beaver County FOCUS”, the county’s official comprehensive plan which “serves as Beaver County’s official policy guidebook for short and long-term decision-making related to future land use, growth, infrastructure, and development.” The first goal of FOCUS is to “restore blighted communities and vacant main streets”, its second goal is to “provide more recreational opportunities and connect them to the riverfront”, and in its fourth goal to “create living-wage jobs”, FOCUS calls for driving economic opportunities to Beaver’s brownfields. [adopted August 2024

- (e) **Outcomes & Benefits of Reuse Strategy:** Already the Beaver County strategy for boosting manufacturing and energy development, and for revitalizing other portions of our riverfronts for quality-of-life developments, are bearing fruit from seeds planted with previous EPA brownfield grants to Beaver. Our brownfield assessment and reuse planning efforts over recent years helped support the establishment of the Mitsubishi Electric Power Products plant on a brownfield in the northern part of the county that is investing \$86 million and creating and retaining 1,000 jobs making products to boost the nation’s electric grid-infrastructure supply chain. Our brownfields work has supported expansions of the Tenaris Tubular Steel Plant at Koppel in the same area, and more. Beyond manufacturing, Beaver has led brownfield efforts to transform vacant and contaminated properties into new mixed-use, outdoor recreation and cultural sites, such as the East End mixed-use development in Aliquippa; the beautiful mixed-use “Bridgewater Crossings” in the Borough of Bridgewater, the Monaca Gateway & Community Center projects on former steel and industrial properties, and the Darlington Brickyard now being transformed with EPA Cleanup funding into a trail hub for the North Country Trail and Native American heritage site.

Moving forward, Beaver hopes to use brownfield assistance to support development of the Shippingport brownfield sites with what is expected to be up to \$6 billion in new energy hub and data center development, strongly backed by the state and federal government. Similar important investments can turn around the blighted and struggling borough of Midland which lost its steel plant in 2020, and Harmony Township which has never bounced back from the loss of two steel factories there. While not at the multi-billion dollar level, our strategy in Rochester borough to bring the Beaver Valley Bowl building back into revitalization as a brew pub, restaurant or other entertainment spot in that community’s downtown would be a meaningful and celebrated milestone. Likewise, riverfront parks and recreational development envisioned for Monaca, Harmony and Beaver Falls will improve access to nature and quality of life on what are now blighted waterfronts.

This redevelopment will also boost Beaver’s resilience by transforming flood-prone, contaminated, and impervious properties into assets that better manage water, heat, and risk. Cleanup and reuse can reduce the spread of pollutants during floods, replace hard surfaces with green infrastructure to absorb runoff, restore floodplains and riverfront buffers, and eliminate unsafe abandoned structures that worsen storm damage. Likewise, this Beaver brownfields program will further our key goal of becoming a major energy hub at places like Shippingport, owned by Frontier Group, who will develop a large natural gas power plant, but who also has a robust solar and renewable energy division that has enabled Frontier to deploy major solar installations and energy storage facilities at places like the former Bethlehem Steel complex in Lackawanna PA, and the former Weirton Steel complex (both spurred by EPA grants).

Strategy for Leveraging Resources

- (e) **Resources Needed for Site Reuse:** While it is difficult to foretell exactly what other resources may land to leverage the assessment dollars requested here, Beaver can demonstrate that it has this capacity for such leverage, based on how we have turned recent EPA Brownfield grants into cleaned and redeveloped sites. Our earlier EPA assessment initiatives have helped lead to investments including \$6.75 million in state grants to support development of the Mitsubishi Electric Power Plant project, \$4.5 million in federal and state transportation grants to support road upgrades for brownfields redevelopment in Monaca, and \$1 million in state grant funding to support development of Aliquippa brownfields already described, for new industrial development. Beaver County also deploys its “Blight Elimination Grants” throughout the municipalities in the area. Beyond this public funding support, private sector redevelopers (including private partners who support this application) have invested over \$100 million in Beaver brownfield projects like Bridgewaters and Bet-Tech industrial park. Moving forward, Beaver expects to tap on these sources for further funding leverage for the targeted brownfields described in this narrative:

Resource	Purpose	Expected Amount	Details
PA SITES (Strategic Investments To Enhance Sites) grants	Grants of up to \$10 million to spur manufacturing on blighted sites.	Up to \$10 million	PA's Department of Community & Economic Development is already making these investments in Beaver County.
PA Industrial Sites Reuse Program (ISRP) grants	State grants of up to \$2 million for brownfields cleanup & redevelopment	Up to \$2 million	The state's cornerstone program for brownfields cleanup.
PA Redevelopment Assistance for Capital Projects (RACP)	Key state grant for public infrastructure & public / private investments	Up to \$5 million	Beaver County is adept at securing RACP grants for brownfields and manufacturing development, at the brownfields describe above at Mitsubishi, Midland & Aliquippa
HUD Economic Development Initiative Grant	For site development and private investment	Up to \$5 million	HUD EDI grants have been appropriated to brownfield revitalization projects across the nation since FY22, and the county will work with its U.S. congressional delegation for this support in coming cycles.
U.S. Economic Development Administration	Supports road, water, sewer, stormwater, broadband, and other public investments to spur private investment and job creation	Up to \$2 million	The EDA Reauthorization Act of 2024 specifically names brownfields as an investment priority for EDA. Provides "Assistance to Coal Communities grants" and Public Works & Economic Adjustment Assistance Grants
Land & Water Conservation Fund Grant, PA "Growing Green" grants, PA Trail Grants	For public park aspects of the riverfront and municipal revitalization	Average \$1 million for LWCF and \$1 million for Growing Greener	LWCF is the lead program for public park and outdoor recreation development in the nation, and Beaver public lands are eligible sites for LWCF as well as Growing Greener and the PA Department of Conservation and Natural Resource's recreational trails grants.
New Market Tax Credits	Leverage ~25% on top of private development with investments from NMTC entities	Up to \$7 million in proceeds	Most areas of Beaver are eligible for NMTC investment
PA Main Street Matters grants	PA grants for downtown revitalization planning, façade upgrades, business improvement projects, district development grants, and accessible housing grants	Grants between \$50,000 and \$1 million, depending on the focus area	Beaver will use these to spur our strategy for waterfront placemaking and downtown revitalization on blighted and brownfields properties.
Private sector partnerships	To build upon the public investment and infrastructure	Balance of projects	While grants & public assistance primes these pumps, these large-scale revitalizations will take place only with private developer investment, which the EPA grant will catalyze.

h. Use of Existing Infrastructure: Beaver County, and our target brownfield focus areas, are heavy with some of the nation's mightiest river, rail, road, and utility infrastructure, as well as industrial manufacturing infrastructure systems, established in American founding times and throughout the industrial age through post-WWII. The target sites identified in Section (1)(b) above are all on robust, established infrastructure, with locations throughout Beaver now connected to our nationally-award-winning "Connect Beaver County" broadband program. Where infrastructure must be updated, Beaver County can continue its well-established expertise in leveraging the state's "PennVest" water, sewer, and stormwater management infrastructure sources, our Community Development Block grant annual entitlement funding, U.S. EDA grants, the state's PA SITES and RACP grants, PennDOT transportation upgrade programs, Main Street Matters grants, and other public resources to support private investment.

(2) COMMUNITY NEED & COMMUNITY ENGAGEMENT – a. The Community's Need for Funding: While Beaver County has a large population, the individual cities and boroughs that make up this area are localities with small and economically distressed populations. The two largest cities are Aliquippa with 9,238 people and Beaver Falls with 9,005 people, both with major brownfield challenges. Midland Borough has 2,433 people, Harmony Township has 3,195, Monaca has 5,625, Rochester has 3,472, Shippingport only 160. The massive scale of the brownfields challenges

at the former industrial sites are too large for any small municipality to handle, or for the county alone to tackle, particularly given that Beaver continues to struggle with socio-economic distress. For the County overall, the Pennsylvania Auditor General's 2025 report on municipal distress shows Beaver County has declining tax base growth and constrained revenue performance, with many municipalities and the county itself exhibiting low or negative growth relative to inflation, public employee compensation costs rising faster than revenues, recurring structural deficits, and Beaver County bond ratings at or near "below investment-grade" levels or with negative outlooks. EPA help is still needed in Beaver.

- b. Health or Welfare of Sensitive Populations:** In all of these target Beaver communities, both the brownfields and the bulk of the population are located on or near the Ohio River, meaning that adverse environmental impacts are concentrated in population centers, and close to schools, senior & retirement centers, daycare centers, and pockets of poverty. According to EPA's EnviroFacts, there are 15 major sources of air pollution, 67 TRI waste reporting entities, and 28 large quantity waste generators in Beaver. These health and environmental threats have disproportionate impacts on sensitive populations. The citizens of Beaver are highly age-dependent (dependent children & elderly), with 65.7% age-dependent (33.1% considered elderly-dependent & 32.6% considered child-age dependent), which is 8% higher than national age-dependency levels and 6.8% higher than PA's. These small brownfield communities have significantly higher minority populations than PA or federal populations, with 2.4 times the minority population in Beaver Falls and Rochester, and more than nine times the minority population in Midland, when compared to PA minority population percentages. Incomes are as low as half the state income levels, and poverty rates are as much as double the state rate. The assessment and future remediation of these brownfield sites, to be replaced by jobs centers, riverfront parks and other improvements in environmental health and quality of life planned by this Beaver County initiative, will bring focused benefits and progress to the health of children, the elderly, minorities and the poor.
- c. Greater Than Normal Incidence of Disease and Adverse Health Conditions:** The most recent Community Needs Health Assessment for the Heritage Valley Health System (2025), which covers all of Beaver County, identifies several longstanding vulnerabilities in Beaver County's health profile, including that roughly 1 in 10 residents were unable to see a doctor due to cost, cancer incidence and mortality exceeded state and national rates, aggravated premature death rates, and elevated lower-respiratory disease deaths. Aliquippa and Beaver Falls are federally designated Medically Underserved Areas, while Midland scored worst on social determinants of health in the county. The county's age-adjusted all-cause death rate (~906 per 100,000) exceeds the Pennsylvania rate, illustrating heightened mortality risk across conditions. The risks of brownfield contamination and associated water pollution, and the "park deserts" for many of these communities that are isolated from park and recreational resources, makes this Beaver County brownfield strategy important for these vulnerable populations.
- d. Economically Impoverished / Disproportionally Impacted Populations:** With a population that has shrunk over the past decade, resources for local families can be scarce. The United Way of Beaver's recent ALICE Report on the working poor finds that the numbers of ALICE people struggling to afford basic needs in these specific municipalities most impacted by manufacturing job loss can exceed 50, 60, and even 70% of local population. Using ACS 2023 5-year estimate data, Aliquippa has a 19.9% poverty rate (72% higher than state poverty rate), a median household income of \$51,050 (71% of Pennsylvania MHI), and a declining population. Rochester has an even worse 29.3% poverty rate and a \$40,170 MHI. Beaver Falls 21.7% poverty and \$48,462 MHI, Midland 21.9% poverty, Monaca with 15.9% in poverty, and Shippingport with a 12.6% poverty level – all showing much more distress than the rates in the Commonwealth of Pennsylvania (8.1% poverty and \$76,081 MHI) and the United States (12.5% poverty and \$78,538 median household incomes. Beaver County's minority population is a third higher than PA's minority rates, and all of the target coalition areas except Monaca have vastly higher minority population percentages compared to PA's. These minority residents suffer disproportionate health impacts from environmental hazards, according to Harvard University's Public Environmental Data Partners screening tool, which shows that the Beaver County target brownfields area stretching along the rivers from Midland through Beaver Falls, Monaca, Rochester and Aliquippa are in the 70th to 72nd percentile for proximity to hazardous waste facilities (compared to the state, EPA Region 3, and the nation), are in the 93rd worst percentile for concentrations of toxic wastewater discharges, are in the worst quartile for exposures to PM_{2.5}, are at 84th worst percentile for potential for lead paint exposure, and have 3.8 times higher exposure to air toxics when compared to state levels and 3.3 times higher air toxics exposure than national levels.

Community Engagement

e/f. Project Involvement & Project Roles:

Organization	Mission	Contact	Role & Involvement
Municipal governments in Aliquippa, Beaver Falls, Harmony Township, Midland, Monaca, Rochester	Local governments engaged in this initiative, and leading local revitalization	Samuel Gill, Aliquippa City Administrator, Samuel.gill@aliquippapa.gov ; Charles Jones, Beaver Falls City Manager, cjones@beaverfallspa.org ; Robert Vilella, Harmony Township Manager, harmonytwpmanager@gmail.com ; Dwan Walker, Midland Borough Manager, mgr@midlandboro.org ; David Kramer, Monaca Borough Manager, manager@monacapa.net ; Toni Celeste, Rochester Borough Manager, rochboro1@comcast.net ; Mark Czamecki, Potter Township Secretary/Treasurer, secretary@pottertwp.comcastbiz.net ; Kayla Carpenter, Shippingport Borough Secretary, shippingport@comcast.net	Community engagement Local economic development and community revitalization planning Funds leveraging
Beaver County Corporation for Economic Development	Public economic development corporation	President Lew Villotti, LVillotti@BeaverCountyCED.org	Will lead private developer recruitment, planning and project implementation
Pennsylvania Department of Environmental Protection	State VRP and longtime partner with Beaver County	Troy Conrad, Director for Bureau of Environmental Cleanup and Brownfields, tconrad@pa.gov Mike Maddigan, Program Manager for Land Recycling Program, mmaddigan@pa.gov	Support with Act 2 VRP process for sites, help leveraging PA ISRP and other remediation funds
Beaver County Department of Recreation & Tourism		Tony Caltury, Recreation And Tourism Director, tcaltury@beavercountypa.gov	Support redevelopment of riverfront brownfields with new park, trail and recreational areas
Beaver County Conservation District	Local conservation district	Jeff Pflug, Executive Director, Jeff.Pflug@bccdpa.us	Implementing watershed protection, streambank restoration, habitat improvement, and outdoor education projects for riverfront brownfields revitalization
WV Brownfields Assistance Center	EPA Region 3 TAB center	Carrie Staton, Carrie.Staton@mail.wvu.edu	WVU TAB is already engaged, and will continue to advise Beaver County throughout process.
Beaver County Building Trades Council	Partners for rebuilding projects	President Larry Nelson, 412-974-7317	https://beavercountybuildingtrades.com/

g. Incorporating Community Input: Building on the established Ohio River Brownfields Coalition of county-wide stakeholders, Beaver County will invite the municipalities described in this application and the other partners in the chart above for quarterly planning meetings, and in-person and virtual community workshops for the purpose of prioritizing sites for assessments, and for reuse planning. These will be shown publicly by videoconference, accessible and open for all members of the public, and made available for translation for non-English speakers or those with disability challenges. Other municipalities and stakeholders can join this Coalition and provide input as other brownfield projects are identified. Beaver County Planning & Redevelopment will also work with its community-engagement contractors to provide information and access to reports on a dedicated county webpage, and to put out information via the County’s newsletters and press release staff.

(3) TASK DESCRIPTIONS, COST ESTIMATES & MEASURING PROGRESS – Description of Tasks/Activities & Outputs:
a, b, c, & d - Project Implementation, Anticipated Project Schedule, Task/Activity Lead & Outputs:

Beaver County Brownfield Revitalization

Task 1 – Programmatic Management: The four-person team at Beaver County is waiving the substantial amount of in-kind personnel and fringe work it will devote to the implementation of this 4-year brownfield assessment and revitalization project, which will include substantial programmatic management including cooperative workplan management and oversight, and competitive procurement of our Qualified Environmental Professional (QEP) team. We also devote \$20,000 in EPA grant budget to paying the QEP to share program tasks, including overall project management, quarterly reporting, ACRES reporting, grant close-out, coordination with EPA officials, coordination with Pennsylvania DEP officials, and other tasks.

i. Anticipated Schedule: Start October 1, 2026, through entire Grant Term

ii. Task/Activity Lead(s): County Project Manager (County Director Daniel Distler) and QEP

iii. Outputs: Project Manager competitively procures QEP team; Project Kick-off Meetings; Quarterly Project Update Meetings; 2 sets of annual and DBE reports; ACRES reporting; one Closeout Report.

Task 2 – Community Engagement: will include recruiting additional stakeholders for the Ohio River Brownfields Coalition; convening Coalition meetings quarterly and as needed; convening public workshops with municipal, community groups, site owners, prospective developers and other parties in each key locality with target sites; producing and upkeeping dedicated information and input webpage; and drafting newsletter and public announcements.

i. Anticipated Schedule: Months 2 through 48

ii. Task/Activity Lead(s): County Project Manager with QEP Manager, municipal officials

iii. Output: Robust Brownfields Coalition partnerships, planned 20 community meetings, dedicated web site, newsletter engagement materials

Task 3 – Phase I ESAs: As Beaver County already has a Brownfields Inventory and many Phase I ESAs accomplished, this task will focus on brownfield targets without Phase I's, and support for AAI by prospective purchasers. Beaver and our QEP will obtain site eligibility approval from EPA Region 3. We expect to be able to conduct 10-14 Phase I ESAs with our allocated budget.

i. Anticipated Schedule: Months 3 through 40

ii. Task/Activity Lead(s): QEP

iii. Output: up to 14 site specific Phase I's confirmed as eligible by EPA R3, up to 14 Phase I's completed

Task 4 – Phase II ESAs & ABCAs: We expect to be able to conduct between four and six (4-6) Phase II ESAs, to also include ABCAs to prepare these sites for community-backed remediation efforts. Because these are large and complex industrial brownfields, we anticipate high costs per typical Phase II.

i. Anticipated Schedule: Months 6-48

ii. Task/Activity Lead(s): Project Manager and QEP

iii. Outputs: Four to six EPA-approved QAPP/SAPs; Four to six completed Phase II ESAs; 4-6 ABCAs

Task 5 – Area-Wide & Reuse Planning: A top priority for Beaver County will be to work with competitively procured brownfield and community planning firms, and the specific target localities, to develop site reuse plans, identified viable reuses backed by market feasibility studies, development concept plans and renderings, infrastructure upgrade assessments, leveraging strategies & other reuse planning tasks for targeted revitalization. These will be done on an area-wide basis that puts site revitalization in the context of broader community placemaking. We have budgeted to do between 4-6 Area-Wide & Reuse Plans.

i. Anticipated Schedule: Months 6-48

ii. Task/Activity Lead(s): Project Manager and contracted community planners & economic analysis firms, with QEP

iii. Outputs: Up to 6 community-backed area-wide reuse plans that include market feasibility reports, design concepts and reuse plans, future revitalization renderings, infrastructure upgrade assessment, and Resource Roadmaps.

e. Cost Estimates:

Budget Categories	Project Tasks					Total
	Programmatic Management	Community Engagement	Phase 1 ESAs	Phase 2 ESAs	Area-Wide and Reuse Planning	
Personnel	Provided In-Kind by Beaver County/Waived					\$0
Fringe	Provided In-Kind by Beaver County/Waived					\$0
Travel	\$8,363	-	-	-	-	\$8,363
Equipment	-	-	-	-	-	\$0
Supplies	-	-	-	-	-	\$0
Contractual	\$20,000	\$20,000	\$73,500	\$180,000	\$198,137	\$491,637
Construction	-	-	-	-	-	\$0
Other	-	-	-	-	-	\$0
Total Direct	\$28,363	\$20,000	\$73,500	\$180,000	\$198,137	\$500,000
Indirect Costs	-	-	-	-	-	\$0
Total Budget	\$28,363	\$20,000	\$73,500	\$180,000	\$198,137	\$500,000

Personnel, Fringe & Indirect: Beaver County will provide this significant project value as an in-kind contribution, and waives any grant reimbursement – we want to get this EPA money into the ground and grassroots.

Travel: Beaver County intends to have two of our team members attend the EPA National Brownfields Conference in Salt Lake City in August 2027, the Pennsylvania State Brownfields Conference in 2028 (place TBD), and the EPA National Brownfields Conference in 2029 (place TBD). We include grant funding for travel, lodging, conference registration fees, and per diem for these six travel trips (3 trips by 2 people). A detailed calculation of these trips shows the cost of approximately \$817 total per person per trip for one Pennsylvania state conference (= \$1663) and approximately \$1,675 per trip per person for two EPA conference trips (= \$6,700) total = \$8,363 grand total for travel.

Contractual: Beaver County, like most EPA grantees, will use master contract agreements with procured QEPs and brownfield consultants that include lump sum, per task payment agreements for various tasks based on best market rates. We plan to require the procured contractor(s) to meet the budget of \$20,000 for programmatic Task 1, to meet the budget of \$20,000 for community engagement Task 2, to seek to conduct a planned 12 Phase I ESAs at the average cost of \$6,000 each, to conduct between 3-5 Phase II ESAs/ABCAs at a range of \$36,000-\$60,000 each, and to conduct up to six area-wide reuse plans at an average cost of \$33,000-\$49,500 each.

f. Plan to Measure and Evaluate Progress and Results – Beaver County will track project progress toward the outputs identified above throughout the period of performance. An established and EPA-approved work plan will guide outputs and outcomes. The Project Manager will evaluate progress based upon milestones identified in the work plan. Internal project management software will be used to help ensure that assessment and reuse planning activities are moving along, and that project outputs and outcomes are being achieved. This will provide safeguards that grant funds are expended in a timely and efficient manner. Data will be regularly entered into ACRES, and reported to the Ohio River Brownfields Coalition and public stakeholders.

(4) PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE –

Programmatic Capability

a b & c Organizational Capacity, Organizational Structure & Description of Key Staff: The Beaver County Department of Planning & Redevelopment team of four professional staff will serve as the project management team and lead Coalition member for this EPA grant project, building on the direct experience of the staff who managed the 2014 EPA Assessment Coalition grant, 2020 EPA Assessment Coalition grant, and 2023 EPA Brownfield Cleanup grant, all effectively and with positive results. This effort will be led by County Department Director Daniel Distler and Assistant Director/GIS Coordinator David Thompson, Senior Planner Ben York, and Associate Planner & Redevelopment Specialist Sophie Yendell, who together managed the previous 2020 grant and 2023 Cleanup grant (and have a combined ?? years in relevant professional experience). Mr. Distler will build on professional geography degree and his 25 years of relevant experience, including several as Department Director and a decade as Planning Director for Beaver, where he has effectively managed the 2020 Assessment Coalition Grant and 2023 Cleanup

Grant, and served on the Steering Committee for the Ambridge PA Brownfields Initiative also funded with EPA brownfield grant resources. He is also managing a federal HUD Economic Development Initiative project that is part of a \$12.3 million upgrade to a critical road corridor through the region. Assistant Director Thompson has a BA in Geography and six years of relevant experience, including as the lead manager and federal compliance coordinator for \$150,000,000 in community revitalization proposal and \$82,000,000 in deployment of American Rescue Plan Act, State and Local Fiscal Recovery Funds for key revitalization projects in Youngstown, Ohio. David has managed over \$7 million in state grants for projects including brownfields revitalization in Beaver County.

This Beaver County team has managed these federal and Commonwealth of Pennsylvania grants on time, on budget, without compliance issues or negative findings, in a manner that reached projected milestones and outcomes, backed by community engagement and participation. The Planning & Redevelopment team will have ready access to, and support from, Beaver County Treasurer Sandie Egly, who has served in this position for over six years and financially managed over \$20 million in federal and state grant projects effectively. She has 20 years of previous experience in relevant financial and business management positions. The County team will also be closely supported by a skilled representative from each of the Coalition Partner localities who will form the Steering Committee of the Ohio River Brownfields Coalition and serve as leads for projects within their respective jurisdictions.

d. Acquiring Additional Resources: Beaver County will continue its long and standard practice and protocols for competitively procuring consultants and contractors under the requirements of Beaver County, Commonwealth of Pennsylvania, and federal requirements under 2 CFR Part 200 standards, including as we have done our EPA-funded brownfields work in recent years. Although we have access to some of the top brownfield consultants available, we will commence a new competitive procurement if we are notified of EPA grant award, before commencing those consultant endeavors. Beaver County does not plan to have grant subrecipients.

(1) Past Performance & Accomplishments and (2) Compliance with Grant Requirements – Beaver has previously received an EPA Brownfield Grant: Beaver County has an open and underway 2023 EPA Brownfield Cleanup Grant and a closed out 2020 EPA Brownfield Assessment Coalition Grant (plus a 2014 EPA Brownfield Assessment Coalition grant closed out long ago), neither of which had any funds remaining at closeout. The 2020 Assessment grant led to 11 Hazardous Materials Surveys, five Phase I ESAs, three Phase II ESAs, area-wide plans for two communities, a variety of meaningful outreach materials, and a full plan for revitalization of the Darlington Brickyard below. For all three EPA grants, Beaver was in full and complete compliance with the three workplans, stayed on schedule on all three, met all terms and conditions, were timely on all reports including ACRES, and delivered all deliverables. Accomplishments include:

Darlington Brickyard revitalization: The cleanup grant launched in October 2023 for the former Darlington Brickyard Brownfield was completed in September 2025, transforming an unsafe and polluted former industrial brickyard site into a community park, camping area, and trailhead for a regional trail system through the surrounding state gamelands. Ribbon cutting and grant closeout coming Spring 2026 This grant has been completed under the initial workplan, has no funds remaining, and has reached its projected outputs and outcomes, with ACRES reporting completed on time to reflect those milestones.

Bridgewater Crossings: The 2020 Assessment grant was used to conduct Phase I, Phase II, remedial planning and reuse planning at a dead steel mill at the confluence of the Beaver River and Ohio River, working with a prospective purchaser and developer. Today, “Bridgewater Crossings” is a premier mixed-used waterfront development with 100 residential units, a community center, and a waterfront park that is a major success, and a model for the kinds of brownfield waterfront development that Beaver County and its municipal partners seek to replicate with EPA help.

Mitsubishi Electric Power Plant Initiative (MEPPI): The 2020 Assessment grant enable Beaver County to conduct environmental due diligence at county site in the Borough of Freedom, which helped the Mitsubishi corporation acquire the land for the Mitsubishi Electric Power Products, Inc. (MEPPI) project, which will make critical components for the nation’s electric grid.. The Governor of Pennsylvania delivered \$86 million in state resources to MEPPI, which will create and retain at least 1,006 workers.

U.S. EPA FY26 Brownfield Community-Wide Assessment Grant

Application from Beaver County, PA

Threshold Criteria

Name of Applicant: Town of Boones Mill, VA

1. Applicant Eligibility:

(a) Established in 1800, Beaver County, PA is a unit of local government and political subdivision of the state established under the laws of the Commonwealth of Pennsylvania that is eligible for EPA Cleanup Grant funding.

(b) Beaver County is not a 501(c)(4).

2. **Community Involvement:** Since the founding and launch of the Ohio River Brownfields Coalition in Beaver County in 2010, the county and many of its municipalities and boroughs have worked with the public, economic development organizations, nonprofits, and other stakeholders to identify brownfield needs and priorities, target sites for assessment and cleanup, and collaborate on the vision and action plans for revitalizations at these sites. Beaver County has undertaken these community engagement efforts since Monaca's 2010 EPA Area-Wide Planning Grant, which involved the cities and boroughs targeted for revitalization in this application. Beaver County has conducted many community outreach, engagement and input initiatives under EPA Assessment grants in 2014 and 2020, and also in Borough of Ambridge efforts under a 2023 EPA Assessment grant program. All three of the Beaver County Commissioners have been personally and directly involved in these brownfields and community engagement and revitalization efforts. Beaver County has used EPA resources to conduct over 20 community-based meetings (including several in recent years), and collaborated with municipal leaders, to create a Brownfields Inventory targeting 120 distressed sites and redevelopment opportunities. Beaver County has deployed EPA and other resources to achieve local redevelopment objectives and revitalization.

This application is based on outreach that the Beaver County Department of Planning & Redevelopment, to engage borough, municipal, and community group leaders, and most of the target areas and sites are based on this engagement.

Moving forward, Beaver County will continue its outreach and Ohio River Brownfields Coalition work with municipal leaders, economic and business organizations, community groups, and interested members of the public to prioritize environmental assessment targets, and participate in reuse options planning.

3. **Expenditure of Existing Grant Funds:** Beaver County does not have any open Assessment or Multipurpose grants, as our 2020 Community-Wide Assessment grant is fully expended and closed out.
4. **Contractors and Named Subrecipients** – This criterion is not applicable, as Beaver County does not intend to issue any subrecipient agreements, and will competitively procure all contractors.