



11 S. Lee Street
 Cumberland, Maryland 21502
 Phone (301) 689-1300
 Fax (301) 689-1313
 www.tccwmd.org

RE: FY2026 EPA Brownfields Assessment Coalition Grant Application

The Tri-County Council for Western Maryland (TCCWMD) is pleased to submit this proposal for \$1.5M of FY2026 Brownfields Assessment Coalition Grant funding. Below we provide the information requested.

1. Applicant Identification:

Tri-County Council for Western Maryland
 11 S. Lee St.
 Cumberland, MD 21502

2. Website URL:

- (a) Website URL for Lead Applicant (LCPC): <https://tccwmd.org>
 (b) Website URL for Coalition Members:
- Allegany County: <https://www.alleganygov.org>
 - Garrett County: <https://www.garrettcountymd.gov>
 - Washington County: <https://www.washco-md.net>

3. Funding Requested:

- (a) Assessment Grant Type: Assessment Coalition
 (b) Federal Funds Requested: \$1,500,000

4. Location:

- (a) City: Town of Luke, Town of Oakland/Town of Loch Lynn Heights, City of Hagerstown; Unincorporated Washington County (HGR).
 (b) County: Allegany, Garrett, and Washington
 (c) State or Reservation: Maryland

5. Coalition Members' Target Areas & Priority Site Information:

A figure depicting the target areas in the table below is attached.

Coalition Member	Associated Target Area	Priority Site Address(es)
TCCWMD	Hagerstown Sustainable Communities Area (SCA)	Vacant Former YMCA 149 N Potomac St
		Underutilized Former County Hospital Several Parcels on E Antietam St
		Vacant Former Harold Mail Building 100 Summit Avenue
Allegany County	Town of Luke, Allegany County	Vacant Former Luke Mill Several Parcels on Pratt St.
Garrett County	MD 135 Highway	Vacant Former Gas Station 823 E. Oak St.
		Vacant/Dilapidated Warehouse 303 W. 2 nd Ave
Washington County	Hagerstown Regional Airport (HGR)	Former Fairchild Main Plant 18450 Showalter Rd
		Fer Fairchild Fire Training Pit South Side of Citicorp Drive



Tri County Council
For Western Maryland

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6. Contacts:

(a) Project Director:

Name: Elizabeth Stahlman, Executive Director
Phone: (301) 689-1300 | Email: elizabeth@tccwmd.org
Mailing Address: 11 S. Lee St., Cumberland, MD 21502

(b) Chief Executive/Highest Ranking Elected Official:

Name: Elizabeth Stahlman, Executive Director
Phone: (301) 689-1300 | Email: elizabeth@tccwmd.org
Mailing Address: 11 S. Lee St., Cumberland, MD 21502

7. Population:

- Population of Geographic Boundaries and Target Areas (TA):
 - Allegany County: 67,762
 - TA = Town of Luke = 93.
 - Garrett County: 28,713
 - TA = MD-135 Corridor; Town of Oakland = 2,043; Town of Loch Lynn Heights = 511.
 - Washington County: 155,033
 - TA = Hagerstown Regional Airport (HGR) = 1,162.
 - TA = Hagerstown Sustainable Communities Area (SCA) = 24,633.

8. Other Factors:

Other Factors Criteria	Page #
Community population is 15,000 or less.	6*
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	NA
The priority site(s) is impacted by mine-scarred land.	NA
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	2**
The priority site(s) is in a federally designated flood plain.	2**
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	NA
The reuse of the priority site(s) will incorporate energy efficiency measures.	4***
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	4***
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section 3.A.(2), for priority sites within the target areas.	NA
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2015 or later) or is closing.	NA

NA = Not applicable; *Several TAs are much smaller than 15,000; **The Former Luke Mill Site is located on the Potomac River on the MD/WV border; ***Redevelopment of priority brownfields will include energy efficiency and resiliency features.



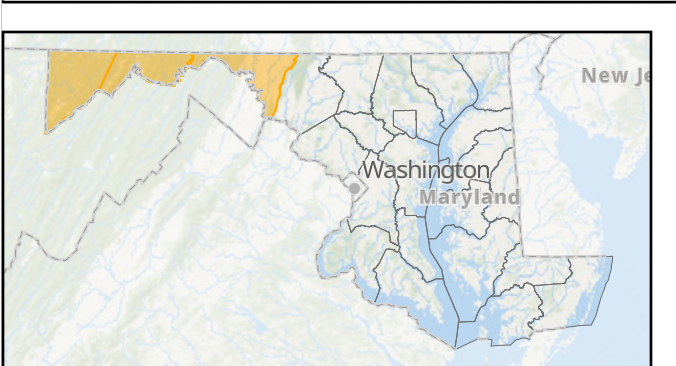
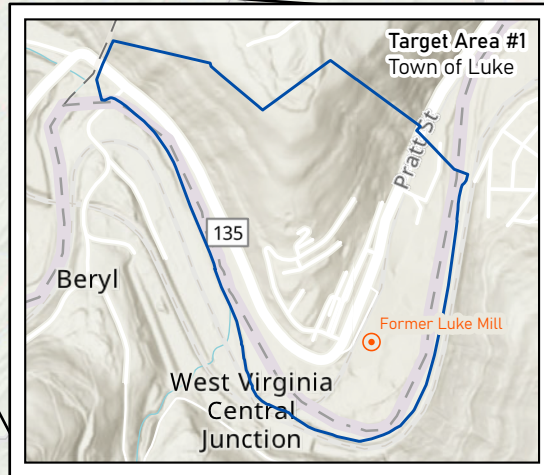
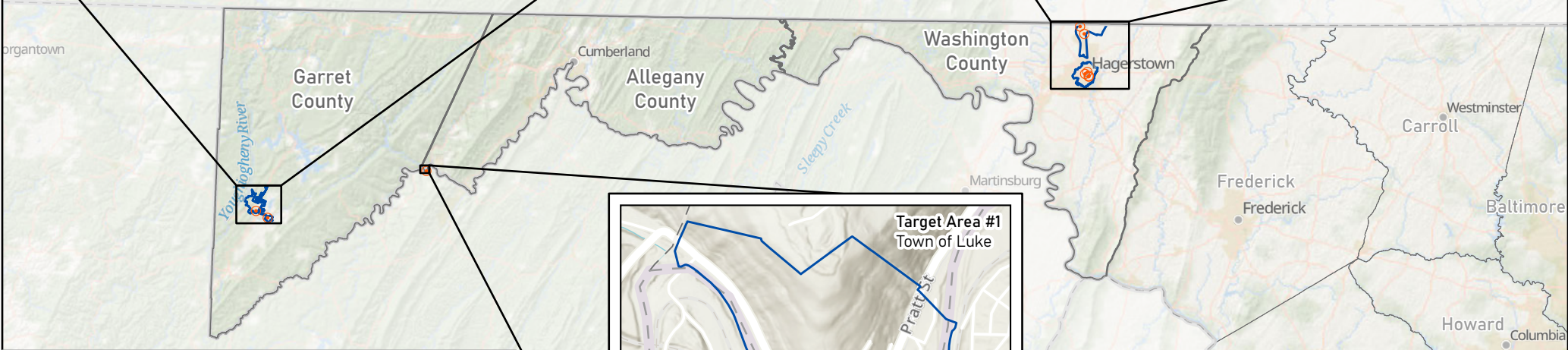
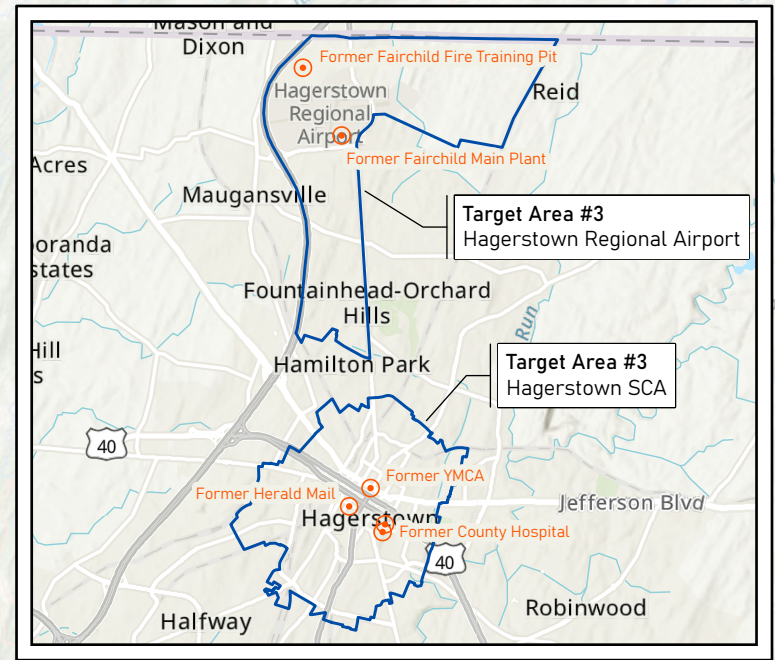
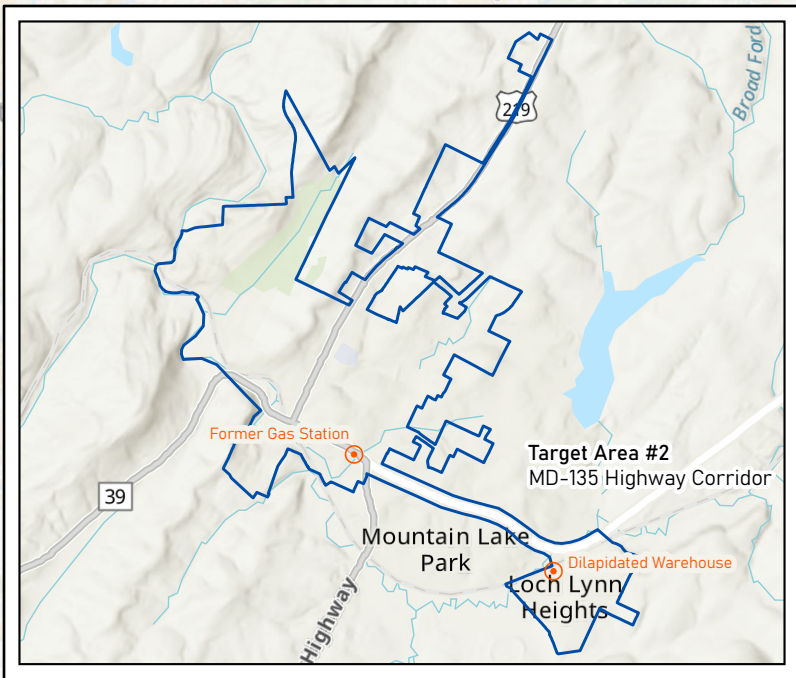
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9. Letter from the State or Tribal Environmental Authority: A letter of acknowledgement from the Maryland Department of the Environment is attached.

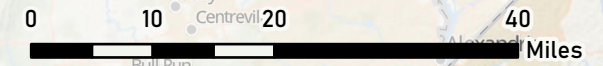
10. Releasing Copies of Applications: We request the following information be redacted prior to releasing the grant application:

- The table in Sections 2.e-2.f of the narrative contains contact information for our project partners. Names, phone numbers and email addresses should be redacted prior to release of this grant application.
- The contract provided in the attachments.



Legend

- Target Area Boundary
- ⊙ Priority Site





Maryland

Department of the Environment

Wes Moore, Governor
Aruna Miller, Lt. Governor

Serena McIlwain, Secretary
Suzanne E. Dorsey, Deputy Secretary
Adam Ortiz, Deputy Secretary

BY ELECTRONIC MAIL

January 16, 2026

Elizabeth Stahlman
Executive Director
Tri County Council for Western Maryland
11 S. Lee St.
Cumberland, MD 21502
elizabeth@tccwmd.org

Subject: Tri County Council for Western Maryland FY26 EPA Brownfield Assessment Coalition Grant application

Dear Elizabeth Stahlman:

The Maryland Department of the Environment (MDE) acknowledges the Tri County Council for Western Maryland's (TCCWMD) intent to apply for an FY26 EPA Brownfield Assessment Coalition Grant to support brownfield inventories, community engagement, Phase I/II ESAs and cleanup/reuse planning activities in Garrett, Allegany, and Washington Counties in western Maryland.

This grant is especially important for your region that has some of the highest poverty rates, lowest incomes, an aging housing stock, and other sensitive population groups in Maryland. MDE is especially aware of the challenges of the Luke Paper Mill area that would benefit greatly from assessment, remediation, redevelopment, and job growth. MDE also appreciates that the TCCWMD will work closely with each county to establish a regional brownfield redevelopment program focused on restoration and revitalization in support of economic development, quality housing, and other goals and objectives established in each community.

For any questions regarding this letter or MDE assistance, please contact me at (410) 537-3459 or barbara.krupiarz2@maryland.gov.

Sincerely,

Barbara Krupiarz
Land Restoration Program Manager

cc: Brian Dietz, State Assessment and Remediation Division Chief, Land Restoration Program
(LRP)

1. PROJECT AREA DESCRIPTION & PLANS FOR REVITALIZATION:

Coalition Members, Target Areas, & Brownfields:

1.a. Coalition Members: The Tri-County Council for Western Maryland (TCCWMD) is a regional organization covering Allegany, Garrett & Washington Counties in the Appalachian Region of Western Maryland (MD). Representing over 250,000 residents, TCCWMD was formed in 1971 to promote coordination on critical issues affecting the region. As such, TCCWMD will lead a Coalition with representatives from its three counties as the non-lead members, none of which have previously received an EPA Brownfield Grant, and presently lack the capacity to apply for and manage one on their own. Without TCCWMD's leadership and support, these counties would otherwise lack access to critical funding to address priority brownfields in their specific Target Areas (TAs).

- **Allegany County:** Located in the heart of the region, the County is bordered by Pennsylvania (PA; north), the Potomac River & West Virginia (WV; south), Garrett County (west) & Washington County (east). As coal mining peaked in the early 1900's, the rail network was expanded, and the County experienced tremendous industrial expansion as resource-based industries grew and manufacturing boomed. By the mid-1980s, however, nearly all large-scale industries had closed or reduced workforce. Today, the county has the 2nd lowest per capita income in MD. Grant funding will primarily focus on the **Town of Luke TA**, which is struggling to rebound from the closure of its mill.
- **Garrett County:** The westernmost county in MD, Garrett County is located within the Appalachian Mountains, and is bordered by PA (north), WV (west/south), and Allegany County (east). With a population of 28,713, its legacy coal mining and timber production have long been in decline. Today Garrett County has the 3rd lowest per capita income in MD. Also known as a resort destination, grant funding will focus on workforce development and housing necessary to bolster the tourism industry, with a primary focus on the **MD-135 Highway Corridor TA** from Oakland-Loch Lynn Heights.
- **Washington County:** Located on the eastern edge of the region, Washington County is bordered by PA (north), the Potomac River, WV & Virginia (VA; south), Allegany County (west), & Frederick County (east). With a population of 155,033, it is the densest urban area in the region and the main transit/economic hub for Western MD. Grant funding will fuel the area's revitalization plans, with a focus on the **Hagerstown Regional Airport (HGR) & Hagerstown Sustainable Communities Area (SCA) TAs**.

TCCWMD's region experiences some of the highest poverty rates, lowest incomes, and concentrations of other sensitive populations in MD. The TCCWMD will work closely with its Coalition members and project partners to develop a successful and sustainable regional brownfield revitalization program focused on economic development, quality housing, & other established goals in each community.

1.b. Overview of Brownfield Challenges & Description of Target Areas (TAs): MD's Appalachian Region, consisting of Allegany, Garrett & Washington Counties, is the geographic boundary for the proposed grant activities. Referred to as "Western MD" or "Mountain MD" the region is known for its mountainous terrain, rural character, mining/timber industries, outdoor recreation, and feeling culturally separate from the rest of MD. This region has experienced prolonged decline and disinvestment, and its economic conditions lie in stark contrast to the rest of MD, with several areas experiencing persistent poverty. The Coalition members share the goal of improving their local and regional economies, and will focus grant activities on revitalization of specific TAs:

- **Town of Luke (Allegany County's TA):** Located on the Potomac River in the southwest corner of the county, Luke was established alongside a mill in the late 1700s. For 200+ years, the town prospered with the operation of the mill and other heavy industry. Peaking with >1,000 residents in the 1930s, the Town has experienced prolonged decline and disinvestment and now has <100 residents. Once the largest private employer in the County, the Luke Mill closed in 2019, resulting in the loss of 700 jobs, while toxic substances from the mill were identified in the Potomac River.
- **MD-135 Highway (Garret County's TA):** MD-135 serves as the major east-west highway through the heart of the County, connecting the rural mountain towns of Loch Lynn Heights and Oakland (the county seat). With only 2,500 residents, these rural communities were established alongside the Baltimore & Ohio Railroad and had a rich history of coal mining and timber processing. EPA funding will address workforce and housing needs and bolster tourism & the resource/manufacturing sectors.
- **Hagerstown Regional Airport (HGR; Washington County's TA):** Since 1981, the County has served as owner/operator of the region's largest, and only commercial service airport in the I-81 corridor "four-

state region” (MD-PA-VA-WV). Located just five miles north of Hagerstown along the PA border, the TA includes the 700-acre airport, the centerpiece of a larger commercial/industrial park. In 2023, it was estimated HGR generated 1,764 jobs & \$21.4M in annual taxes. EPA funding will help position vacant and underutilized sites to attract investment in this Targeted Economic Development Area.

- **Hagerstown Sustainable Communities Area (SCA; TCCWMD’s TA):** Hagerstown, known as the "Hub City," is famous for its rich railroad history, strategic location on major interstates (I-70 & I-81), vibrant Arts & Entertainment district and 50-acre historic City Park. The TA covers an area of 4.5 sq. miles, including downtown and several adjoining commercial/industrial districts. In partnership with the MD Dept. of Housing & Community Development (DHCD), the City is revitalizing its core through community-focused strategies and leveraging public-private partnerships to boost economic growth, however, recent estimate indicate that there are over 30 vacant commercial/industrial buildings, and the several areas experience significant poverty, homelessness, and challenges like the opioid crisis.

1.c. Description of Priority Brownfield Sites: Each of the Coalition members have compiled a preliminary brownfield inventory and engaged with key stakeholders to establish their specific TAs, identify potential brownfields and prioritize sites with the greatest reuse potential:

- **Town of Luke TA:** In 2025 Allegany County completed a preliminary inventory of brownfields to support an application for an EPA Brownfield Community-Wide Assessment Grant (which wasn’t funded). Priority brownfields include the former Mill facilities, which encompass over 200 parcels.
- **MD-135 Highway TA:** Garrett County has been working with WVU-TAB to complete a preliminary inventory of brownfields, which has identified numerous potential brownfields in the TA, including several former auto-related businesses and vacant former commercial/light industrial buildings.
- **HGR TA:** As the operators of the airport, Washington County has a vested interest in remediating impacted properties in and around the airport to support HGR’s growth as a major transit hub and economic center for the region. Brownfields in the area include a mix of commercial/industrial facilities, and those impacted by a plume of PFAs from historic releases at HGR.
- **Hagerstown SCA TA:** The City has identified dozens of brownfields in the TA, including 19 priority sites. Brownfields include a former aircraft manufacturing complex, two former railyards, numerous former commercial buildings, a bulk fuel storage facility, and vacant former schools and healthcare facilities.

Decades of decline and disinvestment, has shuttered countless buildings throughout the region, resulting in dilapidated structures with regulated building materials (RBM), including asbestos, lead-based paints and PCBs. Priority brownfields in the TAs include the following eight sites:

Target Areas	Site Address/ Location	Size - Acres	Former Use; Present Condition	Potential Env. Concerns (PECs) & Anticipated Funding Needs (AFN)	Potential Reuse
Town of Luke (Allegany County)	Several Parcels on Pratt St (a/k/a MD-135)	50+	Vacant Former Luke Mill (Numerous Structures; Partial Demo Underway)	PECs: Petroleum & haz substances in soil, sediments & water; RBM in structures. AFN: Phase I/II ESAs; Cleanup/Reuse Plans.	Industrial
MD-135 Highway (Garrett County)	823 E Oak St (Oakland)	0.2	Vacant Former Gas Station (Small Building & Fueling)	PECs: Petroleum & auto fluids. AFN: Phase I/II ESA; Cleanup/Reuse Plan.	Commercial/ Industrial
	303 W 2 nd Ave (Loch Lynn)	4.0	Vacant/Dilapidated Warehouse (Large Building)	PECs: Petroleum & haz substances; RBM. AFN: Phase I/II ESA; Cleanup/Reuse Plans.	Industrial
HGR (Washington County)	18450 Showalter Rd	2.0	Former Fairchild Main Plant; Now Airport Industrial Park.	PECs: Petroleum & haz substances (PFAS) AFN: Phase I/II ESAs; Cleanup/Reuse Plans	Improved Airport
	South Side of Citicorp Drive	5.0	Fer Fairchild Fire Training Pit; Currently Vacant Lot	PECs: PFAs release to soil/groundwater AFN: Phase II ESA; Cleanup/Restoration Plan	Operations/ Capacity
Hagerstown SCA (Washington County)	149 N Potomac St	0.8	Vacant Former YMCA Building (55,239-SF)	PECs: Hazardous building materials; mold. AFN: RBM Survey; Abatement/Reuse Plan.	Adaptive Mixed-Use
	Several Parcels on E Antietam St	14.9	Underutilized Former County Hospital (Large Complex)	PECs: Hazardous building materials. AFN: RBM Survey; Abatement/Reuse Plan.	New Mixed- Use
	100 Summit Avenue	3.9	Vacant Former Harald Mail Building (Large Structures)	PECs: Diesel; Heavy Metals; RBM. AFN: Phase I/II ESA; RBM Survey; Abatement	Commercial/ Office

1.d. Identifying Additional Sites: As noted above, each of the Coalition members have completed preliminary brownfield inventories and key stakeholder engagement activities within their respective TAs and beyond. As a result of these and recent/ongoing revitalization planning activities, dozens of additional sites throughout the geographic boundaries have been identified that could benefit from

assessment and cleanup/reuse planning activities. In addition to regular Coalition member meetings, the TCCWMD will establish a Brownfield Advisory Committee (BAC) that is inclusive of diverse interests within the TAs and throughout the region. The TCCWMD and its Coalition members will work closely with the BAC to identify, prioritize, and select brownfields that could benefit from EPA funding for assessment and/or cleanup/reuse planning. The TCCWMD will hold public meetings to solicit additional input into the site selection process. Prioritization criteria are anticipated to include site eligibility (pass/fail); location in a TA; alignment with available resources; extent of contamination/feasibility of cleanup/reuse; anticipated economic/non-economic benefits; and ability to address critical needs.

Revitalization of the Target Areas: 1.e. Reuse Strategy & Alignment with Revitalization Plans: The reuse plans & strategies for priority sites within the TAs (identified in the table below), align with the goals and objectives established in the following recent/relevant community plans:

- **Town of Luke TA:** Grant funding will be used to develop a reuse and redevelopment plan for the former Luke Mill site. In the meantime, over the past two years demolition and environmental restoration activities have been initiated. Preliminary reuse plans include the potential for a mixed commercial/industrial business park. The goal is to clear the land to create a new, modern manufacturing or business facility to bring jobs back to the community. Some structures, such as the machine buildings, the warehouse, and the water plant, will remain to support potential reuse opportunities. Property stakeholders are actively marketing the available parcels for potential new businesses, highlighting the property's robust industrial infrastructure, including railway access, and high-powered electrical and water treatment capabilities. Allegany County and local development authorities are working closely with private stakeholders in efforts to reinvigorate the community. The County's **Comprehensive Plan** vision prioritizes "removal of blight and supporting infill development, economic development concentrated in or around existing communities".
- **MD-135 Highway TA:** The MD-135 corridor and the rail lines meander through the rural communities of Loch Lynn Heights & Oakland; the corridor includes a multitude of vacant/underutilized legacy industrial sites and former agricultural operations (near established centers) that could support new employment and housing. MD-135 also passes through the legacy downtowns that serve as civic/commercial centers & contain underutilized structures dating back to the late 1900s. The County/Towns aims to reactivate two priority brownfields in the corridor for new employment. The County's **Comprehensive Plan** includes policies aimed to (a) attract small businesses, and (b) achieve quality, affordable housing to address immediate local need for its communities; the Plan references the two existing CSX rail lines that pass through the communities and their ability to leverage that infrastructure for economic (re)development. The Plan identifies future streetscape enhancements to MD-135 to improve pedestrian access/safety. The Plan has a goal to realign US 219 (the Bypass) through Oakland which will provide better regional connections for the MD-135 corridor and the parcels therein.
- **HGR TA:** HGR has been actively engaged in future planning, including a strategic plan and major terminal expansion projects. The **Hagerstown Regional Airport Development Guidelines** are set forth to promote consistent, attractive, and compatible high-quality development and to establish, implement, and convey the standards/criteria and policies/procedures for development of aeronautical and non-aeronautical land and/or improvements at the Airport, thus enhancing the investment of all those developing improvements. Additionally, the County's **Comprehensive Plan** identifies goals and objectives for the HGR TA, including: (1) Implementing modernization & improvement projects that solidify the airport as a hub for economic development; (2) Pursuing the location of businesses that are compatible with airport operations & support industries, including the larger Airport industrial/office park; & (3) Expanding airport operations via land acquisition and capital plans to add services/capacity.
- **Hagerstown SCATA:** The City recently renewed the SCA designation as part of the **Strategic Community Action Plan Update (2022)**. The plan focuses on the historic urban core, which continues to be the City's priority for revitalization and includes several special designations to incentivize investment, including a Local Historic District, an Arts & Entertainment District, a State Enterprise Zone Special Taxing District, and Federal Opportunity Zone. The plan identifies several revitalization strategies that can be supported by EPA funding, including: (1) Support efforts to renovate and fill vacant buildings; (2) Seek funding to supplement financial incentive programs that spark downtown investment; (3) Develop and strengthen public-public/public-private partnerships; (4) Acquire and demolish or renovate blighted buildings; & (5)

Develop partnerships to diversify housing balance to include more workforce housing. Additionally, the **City Center Plan** defines revitalization strategies includes a focus on eight catalyst projects that focus on redevelopment and adaptive reuse to address blight and to bring active uses back to downtown. And the **Vision Hagerstown** defines a priority on redeveloping vacant/underutilized lots; includes a vacant property inventory therein; and references catalyst projects (from the City Center Plan).

Target Area	Address	Site Name	Site-Specific Reuse Plans & Strategies
Town of Luke (Allegany County)	Several Parcels on Pratt St (MD-135)	Former Luke Mill Properties	Reuse plans include the potential for a new industrial business complex, aiming to replace some of the jobs lost when the mill closed in 2019. Reuse strategies include the County assisting with cleanup/restoration and consolidating multiple parcels to position them for reuse; and leveraging grant funding & redevelopment incentives to fuel several public-private partnerships.
MD-135 Highway (Garrett County)	823 E Oak St (Oakland)	Vacant Former Gas Station	Reuse plans include new small-scale industrial, warehousing, and/or manufacturing to capitalize on MD-135 and the future US 219 realignment. Reuse strategies include leveraging funding for ESAs & a cleanup/reuse plan.
	303 W 2 nd Ave (Loch Lynn)	Vacant Former Warehouse	Reuse plans include adaptive reuse of the buildings(s) to attract new tenant(s). Reuse strategies include leveraging funding for Phase I/II ESAs, and cleanup/reuse planning to evaluate cleanup alternatives and restoration/reuse potential.
HGR (Washington County)	18450 Showalter Road	New Heights Ind. Park	Reuse plans include restoration of impacted areas to create additional greenspace that will enhance the Runway Protection Zone (RPZ), which will increase HGR's capacity for larger aircraft and improve safety on the airfield. Reuse strategies include the acquisition of these sites and leveraging of EPA funding to offset costs for assessment/cleanup & plan for new greenspace and security improvements.
	South Side of Citicorp Drive	Fairchild Fire Training Pit	
Hagerstown SCA (Washington County)	149 N Potomac St	Former YMCA Building	Plans include adaptively reusing the historical building for residential with first floor commercial tenant space. Reuse strategies include the potential demolition of a portion of the site to create more onsite parking to serve onsite needs; RBMs to guide demolition and interior improvement activities.
	Several Parcels on E Antietam St	Former County Hospital	Reuse plans include site redevelopment for new residential, retail and office use. Reuse strategies include completing due diligence to support site acquisition, Phase I/II ESAs, and site reuse planning.
	100 Summit Avenue	Former Harald Mail Building	Reuse plans include adaptive reuse or redevelopment of the existing building into commercial or mixed-use. If adaptive reuse is infeasible, strategies may include an RBMs guide potential site demolition for site redevelopment.

1.f. Outcomes & Benefits of Reuse Strategy: Economic Benefits:

The table summarizes the anticipated number of permanent jobs that could be generated by reuse activities on the priority brownfields. These projects will also increase land values and generate property tax revenues. Commercial and industrial development will also produce sales/business tax revenue. The increased tax revenue can be used for capital improvements and providing essential services/quality of life improvements in the TAs. Additionally, the restoration of priority brownfields at HGR are aimed at increasing the airports capacity for larger aircraft, which could substantially improve the local and regional economy.

Priority Sites	Commercial	Industrial	Housing	Jobs ^a
Former Luke Mill Properties	--	653,400	--	1,000
Former Gas Station (Oakland)	--	2,614	--	11
Former Warehouse (Loch Lynn)*	--	29,119	--	105
Former YMCA (Hagerstown)*	6,500	--	56	117
Former Hospital (Hagerstown)	50,000	--	499	300
Former Harald (Hagerstown)*	39,462	--	--	82
Totals	95,962 SF	685,133 SF	550 Units	1,615

SF = Square Fee; Commercial includes retail & office. Jobs include permanent, construction, induced (as applicable). * Adaptive Reuse of existing buildings.

Non-Economic: Restoration and reuse of the priority brownfields will include an array of other benefits:

- **Greenspace, Safety & Security Improvements:** Washington County plans to cleanup and restore several acres of land around the airport as greenspace, which will also help improve safety and security.
- **Energy Efficiency & Resiliency:** Reuse/redevelopment activities on the priority sites will follow current building codes that emphasis the use of insulation, energy-efficient windows, HVAC/climate control, new electric wiring, and stormwater management/flood control site features.
- **Urban Sprawl Reduction:** The priority sites are located within existing communities/developed areas; adaptive reuse/redevelopment will reactive idle properties and add jobs/commercial services/housing and lessen the commuting distance for the local workforce.

^a Based on data from U.S. Energy Information Administration. *Table B2. Total & medians of floorspace & # of workers, Revised 2016.*

- **Downtown/Town Center Reactivation:** The site in Loch Lynn Heights is in the original town center, and the SCA TA sites are within Downtown Hagerstown; adaptive reuse will reactive otherwise vacant buildings, add leasable tenant spaces, and add vibrancy/activity and/or retain iconic heritage buildings.
- **Community Appearance:** The priority sites are inactive, poorly maintained, and project a negative perception of these communities; adaptive reuse/redevelopment of these priority sites are anticipated to substantially improve TA appearance and residents’ psychological connection to their community.
- **Hagerstown Housing Options:** The SCA TA is designated as a housing burdened community. Adaptive reuse of the former YMCA building and residential infill projects on the Former Hospital site will add additional housing options close to established public services, schools, and open space amenities.

Strategy for Leveraging Resources: 1.g. Resources Needed for Site Reuse: The TCCWMD, its Coalition members and project partners will leverage EPA funding with their collective resources, which include:

- **Assessment & Cleanup:** The TCCWMD and its partners will seek technical and/or funding support from the EPA and MDE for supplemental assessment and cleanup activities, including: 1) MDE provides support through the Brownfields Revitalization Incentive Program (BRIP), which offers grants, loans, and tax credits; & 2) EPA Targeted Brownfield Assessments (TBAs) & Brownfield MARC Grants.

- **Redevelopment Resources:** Developers in the TAs can take advantage of several incentives:
 - 1) Low-Income Housing Tax Credits (LIHTC) – Funds development of low-income housing via tax credit.
 - 2) Property Assessed Clean Energy (PACE) – Low-cost loans & incentives for solar & energy efficient projects.
 - 3) Energy Efficiency: U.S. Dept. of Energy (DOE) grants for green building and energy efficiency.

- **TA Resources:** The Coalition has specific resources to support revitalization of brownfields in the TAs:
 - Town of Luke:** Allegany County has taken an active role in redeveloping the former Luke Mill properties, including working with the ownership group to help consolidate parcels and secure funding for cleanup.

- **MD-135:** The Garrett County TAs have access to several resources to support businesses, including the tax credits, grants, and low-cost loans for real estate acquisition, construction, equipment & working capital.

- **HGR:** The County generates funding for capital improvements through grants from the Federal Aviation Administration (FAA), to support terminal expansions, runway rehabilitation, and safety upgrades.

- **SCA:** Hagerstown utilizes Tax Increment Financing (TIF) to fund revitalization, as well as various other incentives, including a redevelopment grant program and an enterprise zone for commercial investment.

1.h. Use of Existing Infrastructure: The TAs are located within fully developed urban areas, and the priority sites are connected to existing infrastructure [roads and utilities (waste/storm/potable water, power & communications)]. The TAs are served by rail with regional connections to other urban areas/ports. The Hagerstown Regional Airport represents a significant transportation asset in this rural area of the state. Whenever feasible, the project will focus on sustainable reuse of existing buildings and infrastructure. Where demolition is necessary, the TCCWMD and its partners will establish salvage goals to divert waste and maximize recycling. The TCCWMD and its partners have also initiated substantial capital improvements in the TAs to attract additional investment:

TAs	Project	Summary	Status
Town of Luke	MD-135 Safety Improvements	For Luke segments, pavement improvements/repair for safety.	Planned
	Luke Legion Park	Plans for park enhancements including restrooms.	Planning/Design
MD-135	US 219 Oakland Bypass	County/State capital project to realign highway route to eastside of Town.	Planned
	Broadband Plan	Continue public/private partnerships to implement the Broadband plan	Underway
	MD-135 Enhancements	MD135 Road Diet/Complete Streets Design Loch Lynn Heights - Oakland	Planned
HGR	Airport Runway 09-27	In 2007, runway expanded to the east, including tunnels under HWY 11,	Completed
	Terminal Expansion	In 2021, \$6M, 5,000-sf terminal expansion to increase passenger capacity.	Completed
	Future Terminal Expansion	Plans for additional 4,800-sf expansion for ticketing, baggage, & storage.	Planned
SGA	I-81 Widening	Widen from 4 to 6 lanes the entire length within Washington County.	Planned
	Reconnecting US 40 Plan	MIDOT partnership to improve circulation and pedestrian/transit safety.	Planned
	Antietam Creek Water Trail	Public access trail interconnecting several neighborhoods & natural areas.	Underway

2. COMMUNITY NEED & COMMUNITY ENGAGEMENT:

Community Need: 2.a. The Community’s Need for Funding: As a result of a prolonged era of decline and disinvestment, the three counties in the TCCWMD’s region presently have the 2nd (Allegany), 3rd (Garrett) & 8th (Washington) lowest per capita incomes when compared to all 24 counties in MD. Economic distress is exacerbated in the Target Areas (TAs), which suffer from a combination of higher

unemployment, poverty rates, and households receiving assistance, and lower median household and per capita incomes than state/federal averages. For example, the City of Hagerstown, the region’s largest urban center, experiences an overall poverty rate of 22.7%. Economic conditions in Allegany County are similarly distressed, as Cumberland, the County Seat and largest urban area, also experiences persistent poverty levels exceeding 20%, and the Town of Luke is reeling from the recent closing of its mill – once the largest private employer in the county. Since peaking in population at 90,000 in the 1950s, Allegany County has now lost 25% of its population. Due to these and other factors, including the Town of Luke and MD-135 TAs qualifying as having very small populations, the non-lead Coalition members have an inability to draw on other sources of funding and would otherwise lack critical resources necessary to carry out environmental assessment & cleanup/reuse planning activities on their own. Infill development of priority brownfields in the TAs will help alleviate economic distress factors in these communities. The TCCWMD and its partners will leverage EPA funding with other grants and local incentives to fuel public-private partnerships that will attract new businesses, create living wage jobs and tax-based revenue, and increase quality housing opportunities for sensitive populations.

Table 1 – Demographic Data for the Target Areas (TA), Coalition Member Jurisdictions, Maryland, and the U.S.

Data Type	Garrett County			Allegany County		Washington County			Maryland	United States
	Town of Oakland	Town of Loch Lynn Heights	Garrett County	Town of Luke	Allegany County	Hagerstown Regional Airport (CBG 103.01)	Hagerstown Sustainable Communities Area	Washington County		
Population	2,043	511	28,713	93	67,762	1,162	24,633	155,033	6.17M	332.4M
Unemployment (11/25)	n/a	n/a	4.5	n/a	6.2	n/a	5.7	5.0	4.8	4.5
Poverty Rate	14.2%	10.3%	11.0%	5.4%	17.2%	20.0%	22.7%	12.5%	9.3%	12.4%
Poverty Rate (<18)	21.4%	28.8%	13.8%	4.0%	20.3%	n/a	32.5%	16.1%	11.5%	16.3%
Poverty Rate (65+)	4.0%	11.3%	7.8%	25.0%	12.8%	n/a	14.2%	8.9%	9.0%	10.4%
Median Home Income	\$59,904	\$66,000	\$69,031	\$73,125	\$57,393	\$72,938	\$49,957	\$74,157	\$101,652	\$78,538
Per Capita Income	\$34,981	\$32,680	\$42,328	\$28,447	\$30,046	\$22,653	\$29,166	\$37,391	\$51,689	\$43,289
Households w FS/SNAP	26.2%	12.0%	15.5%	8.1%	22.0%	35.5%	29.2%	15.8%	11.0%	11.8%
Median Home Value	\$247,100	\$111,600	\$217,000	\$50,000	\$149,200	\$204,700	\$207,700	\$275,900	\$397,700	\$303,400
Housing (pre-1950s)	37.0%	40.9%	16.2%	90.9%	40.5%	6.4%	37.2%	24.3%	15.9%	16.4%
Housing (pre-1980s)	65.9%	72.1%	47.7%	100%	78.9%	83.7%	65.6%	57.5%	51.7%	50.5%
Vacant Housing	21.4%	7.6%	32.3%	32.7%	16.4%	18.0%	7.6%	7.1%	8.1%	10.4%
High School +	90.7%	88.1%	89.9%	92.1%	89.7%	76.9%	85.4%	88.7%	91.0%	89.4%
Bachelor’s Degree+	25.8%	16.3%	24.6%	14.3%	21.1%	9.0%	19.7%	23.5%	42.7%	35.0%
Median Age (years)	51.2	43.9	48.1	44.3	41.7	42.40	36.4	41	39.3	38.7
Over 65	29.8%	20.7%	23.6%	4.3%	21.0%	13.7%	14.6%	17.8%	16.3%	16.8%
Not in Labor Force	49.4%	31.1%	41.3%	31.3%	51.8%	n/a	37.8%	40.0%	32.8%	36.5%
Veterans	14.9%	7.4%	8.6%	4.4%	8.2%	4.6%	7.5%	7.3%	7.0%	6.4%
Disabled Persons	24.9%	17.4%	18.7%	11.8%	20.7%	n/a	20.7%	15.3%	11.4%	13.0%
Land Area (Sq. miles)	2.7	0.3	649.1	0.3	422.2	5.6	4.5	457.8	9,711.2	3,54M

2019-2023 5YR American Community Survey. Shading/**bold** indicates results that exceed or are less than MD and the U.S., respectively. SNAP = Supplemental Nutrition Assistance Program.

2.b. Health or Welfare of Sensitive Populations: Sensitive populations in the TAs include the unemployed, low-income residents, seniors, veterans, the disabled, and those with lesser education. Persistent poverty and welfare issues make it difficult to attain higher education & better employment:

- **Access to Quality Housing:** Each of the TA’s has a much older housing stock, with most homes in the region built before the 1980s. Due to population loss and disinvestment, there are now a substantial number of vacant/dilapidated homes, with vacancy rates >30% in Garrett County & the Town of Luke.
- **Access to Transportation:** According to geospatial mapping tools, the TAs are transportation disadvantaged, with residents who lack affordable, accessible, or reliable ways to get to essential services like work, healthcare, education, and groceries, due to low income, age, or disability.
- **Access to Quality Education:** The TAs have lower rates of high school and higher education, and local school districts face funding challenges due to a reliance on depressed property taxes in areas with much lower property values and high poverty rates.

The TCCWMD is working closely with its partners with the collective goals of revitalization of priority brownfields to improve access to better employment, quality housing, transportation and education. As

described in Section 1.f., reuse of the priority brownfields is anticipated to generate 550 units of quality housing, 95,962-SF of commercial & 685,133 SF of industrial space and 1,615 permanent jobs.

2.c. Greater Than Normal Incidence of Disease & Adverse Health Conditions: While no specific data is available for the TAs alone, the data available for Allegany, Garrett and Washington Counties indicates:

- **Asthma:** In their 2025 Community Health Needs Assessments (CHNAs), Allegany & Garrett County adults had age adj. prevalence rates of 12.1% & 11.3%, respectively, which were significantly higher than the MD & U.S. rates of 10.7% and 9.9%, respectively.
- **Birth Defects/Infant Mortality:** In their recent CHNAs, Allegany & Washington County had infant mortality rates of 8.0 & 7.9/1,000 live births, respectively, which were higher than the MD rate of 5.9.
- **Cancer:** In their 2025 CHNAs, Allegany & Garrett County had cancer mortality rates of 237.3 and 220.4/100K, respectively, which were significantly higher than the MD & U.S. rates of 176.7 and 182.7, respectively.
- **Overall:** As demonstrated in the table, the 2022 County Health Rankings for MD indicate that Allegany & Garrett County's ranked 21st (worst) & 20th (2nd worst) for Health Outcomes in MD.

County	Health Ranking vs. Other Counties in Maryland	
	Outcomes	Factors
Allegany	21	19
Garrett	15	14
Washington	20	16
1 = Best in MD; 21 = Worst in MD		

The TCCWMD and its partners play a vital role in reducing these health inequities and ensuring the equitable distribution of opportunities and resources needed for optimal health and well-being. As noted in Section 1.b., restoration/reuse of the priority brownfields in the TAs will address the needs of sensitive populations by providing access to better housing and employment opportunities. Health impacts will be reduced as contaminated media are identified and exposure pathways are eliminated. For example, identification of asbestos and its abatement can reduce the effects of asthma and other respiratory diseases. Additionally, with a focus on promoting infill, the project will significantly reduce traffic and vehicle emissions which contribute to substantial air pollution in the TAs.

2.d. Economically Impoverished/Disproportionately Impacted Populations: The TAs are economically impoverished communities with a history of development practices and policies that have led to a disproportionate share of pollution:

- **Air Pollution:** The MD-135, HGR & SCA TAs qualify as non-attainment for air quality standards, with increased threats from exposure to toxic releases & vehicle emissions.
- **Hazardous Substances & Petroleum:** The TAs rank between the 79th to 96th percentiles for potential exposure to lead-based paint. As summarized in **Table 1** (Section 2.a.), 47.7-100% of TA homes were built before the 1980s and may also contain asbestos, and other hazardous materials. Additionally, due to their legacy industries, the TAs rank high for proximity to Superfund sites & underground tanks.
- **Water:** The TAs are designated as having impaired waters and are at risk for flooding. Of particular concern is the Potomac River in the Town of Luke, which has faced significant water quality issues due to toxic pollution from the closed mill. Contaminants, including "black liquor" (a caustic paper-pulping byproduct) and coal ash, seeped into the river, leading to legal action and mandatory cleanup.

Type	Pollution Sources Impacting Sensitive Populations in the TAs	Percentile in Maryland			
		Town of Luke	MD-135	HGR	SCA
Air	Toxic Releases	72	25	82	90
	Non-Attainment for Air	No	Yes	Yes	Yes
Hazardous Substances/ Petroleum	Lead Paint	88	79	85	96
	Superfund	n/a	n/a	90	98
	Underground Tanks	n/a	73	79	88
Water	Wastewater Discharge	99	27	51	76
	Impaired Waters	Yes	Yes	Yes	Yes
	Flood Risk	Yes	Yes	Yes	Yes
Bold factors are ≥ 70th %tile. Shaded factors are ≥ 80th %tile.					

To combat these issues, the TCCWMD and its partners are making significant investments to restore and revitalize priority brownfields in the TAs. This includes identifying and abating hazardous building materials in older structures, generating new quality housing, and removing sources of soil and water pollution stemming from the area's legacy resource extraction and manufacturing history. Additionally, efforts to promote infill development in urban areas will improve air quality by reducing vehicle emissions.

Community Engagement: 2.e. Project Involvement/2.f. Project Roles: To ensure the Coalition members provide meaningful input into the project and stay engaged and informed, the TCCWMD will host monthly Coalition member meetings during the first year of the project, and quarterly meetings thereafter. Each Coalition member will assist with engagement activities in the priority brownfield TAs:

- **Town of Luke TA:** The TCCWMD will work closely with Allegany County to engage with key stakeholders in the Town of Luke to solicit input that will guide site selection and cleanup/reuse plans & strategies.
- **MD-135 Highway TA:** The TCCWMD will work closely with Garrett County & Loch Lynn Heights to engage with key stakeholders in the TA to guide site selection & cleanup/reuse plans & strategies.
- **HGR TA:** The TCCWMD will work closely with Washington County to engage with key stakeholders in HGR TA to solicit input that will guide site selection & cleanup/reuse plans and strategies for the airport.
- **Hagerstown SCA TA:** The TCCWMD will work closely with the City of Hagerstown to engage with key stakeholders in the SCA TA to solicit input that will guide site selection & cleanup/reuse planning.

Furthermore, each of the project partners listed below have committed to participating as Brownfield Advisory Committee (BAC) members. The BAC will establish site prioritization criteria, provide input for cleanup/reuse planning activities, and be kept informed of grant funded activities. Each partner has committed to assisting with community engagement activities within their established networks.

Partner Name / (Type)	Contact Name		Mission and Specific Role and/or Pledged Assistance
		Email Address	
Allegany County (Coalition Member)			Mission: Improve the quality of life for its citizens and stakeholders. Role: Represent interests & support activities in Allegany County.
Garrett County (Coalition Member)			Mission: Provide services for safety, economic development and welfare. Role: Represent interests & support activities in Garrett County.
Washington County (Coalition Member)			Mission: Delivering essential services to enhance the quality of life. Role: Represent interests & support activities in Washington County.
Town of Loch Lynn Heights (Local Gov't in MD-135 TA)			Mission: Promote public health, safety & a high quality of life for residents. Role: Represent Town interests & support activities in the MD-135 TA.
City of Hagerstown (Local Gov't in SCA TA)			Mission: Community-focused to foster an inclusive, safe & vibrant City. Role: Represent City interests & support activities in the SCA TA.
City of Cumberland / (Local Gov't in Allegany County)			Mission: To attract, retain & expand businesses to improve the economy. Role: Identify and collaborate on brownfield projects in Cumberland.
Frostburg State University (Higher Education)			Mission: Catalyst for growth via education, innovation partnerships. Role: Engage faculty & students to solicit input on brownfield plans & provide educational opportunities related to sustainable development.
UMCES - Appalachian Lab / (Regional Laboratory)			Mission: Help manage the environment and prepare future scientists. Role: Scientists will provide advice & collaboration to help ensure that assessments, studies & reuse plans align with broader efforts & goals.
Tri-State Growth & Commerce Coalition / (Regional Business Org.)			Mission: Advances regional prosperity through strategic collaboration, infrastructure investment, and coordinated development initiatives. Role: Seek alignment between industry needs and brownfield plans.
Allegany County HRDC (Housing/Workforce Org)			Mission: Reduce social & economic barriers & promote community stability. Role: Will support housing and workforce development efforts.
MD Bureau of Mines / (State Agency)			Mission: Support restoration & enhancement of abandoned mines. Role: Assist with restoration of legacy mining sites in TCCWMD's region.

- 2.g. Incorporating Community Input:** The TCCWMD understands that effective engagement is imperative to the success of this project and will leverage its existing channels of communication, stakeholder relationships, and proven strategies to ensure meaningful input is infused into all activities:
- **Public Participation Plan (PPP):** The TCCWMD will develop a project-specific PPP, which will outline policies, guidelines, tools & strategies for engaging with & soliciting input from diverse regional interests.
 - **Brownfield Advisory Committee (BAC):** The TCCWMD's Coalition members and other project partners have committed to serving on the BAC, which will meet quarterly during the first year of the project and semi-annually thereafter. The BAC will establish site prioritization criteria, provide input into cleanup/reuse planning, and support community outreach activities throughout the TAs.
 - **Fact Sheets & Project Webpage:** Fact sheets, site nomination forms, and regular project updates will be available via a brownfields webpage that will be hosted on the TCCWMD's website. The webpage will be linked to project partner websites to ensure information is readily accessible to key stakeholders.
 - **Social Media:** The TCCWMD will utilize online platforms for those unable to meet in-person. The TCCWMD has effective social media outlets that can be utilized to provide regular updates and ensure that residents stay informed and are included in the decision-making process.

- **Communications with Key Stakeholders:** The TCCWMD and its partners regularly communicate with residents, local/regional/state agencies, community-based organizations, property/business owners and developers. The TCCWMD will host public meetings and open houses to solicit input from a diversity of stakeholders and promote the program at local/regional/national conferences/workshops.

This menu of engagement methods will enable a wide range of stakeholders to provide meaningful input. Sustained outreach will ensure that cleanup and reuse projects receive strong community backing.

3. TASK DESCRIPTIONS, COST ESTIMATES, & MEASURING PROGRESS:

Description of Tasks [a. Implementation (Activities); b. Anticipated Schedule; c. Task/Activity Lead; & d. Outputs]: The TCCWMD is requesting \$1,500,000 of EPA Brownfield Assessment Coalition Grant funding. The scope is organized into four tasks. We anticipate the project will be completed in **three years**.

Task 1 – Project Management, Reporting & Other Eligible Activities
<p>a. Implementation (Activities): The TCCWMD will oversee the Qualified Environmental Professional (“QEP” or “consultant”) and manage the project in accordance with the terms and conditions established in the Cooperative Agreement (CA) with EPA. At the TCCWMD’s direction, the consultant will assist with compliance reporting (including quarterly, reports, ACRES updates, and annual/final Federal Financial Reports) and other eligible activities identified in the CA Work Plan. Monthly check-in meetings will be held with the Coalition members and EPA Project Officer to ensure the project is progressing as planned. Up to two TCCWMD staff and one staff from each Coalition member will attend one regional and one national brownfield conference.</p>
<p>b. Schedule: Activities will be ongoing throughout the project period.</p>
<p>c. Task/Activity Lead: The TCCWMD will lead this task with support from the consultants.</p>
<p>d. Outputs: Quarterly Reports; Final Performance Report; Annual & Final Federal Financial Reports; prompt ACRES updates; two conferences attended by five coalition member staff; and monthly meetings.</p>
Task 2 – Community Engagement & Site Selection
<p>a. Implementation (Activities): The TCCWMD will establish a Public Participation Plan (PPP), including best practices and strong relationships, will be leveraged to engage as many community members as possible. As described in Sections 2.e.-2.g, the TCCWMD will establish a Brownfield Advisory Committee (BAC) comprised of the Coalition members and project partners. The BAC will meet quarterly over the first year, and semi-annually thereafter, to help prioritize sites, inform reuse planning activities, and assist with outreach to sensitive populations in the TAs. The TCCWMD will facilitate stakeholder meetings and opens houses, as opportunities arise. A project-specific webpage will be created on the TCCWMD’s website to feature information and updates. An inventory of sites will be utilized to create a list of brownfields in each TA. Inventory data, combined with Area-wide Plans (AWPs; see Task 4 below), will be leveraged to identify catalyst projects that are most likely to spur reinvestment in the TAs. The inventory will be linked to the TCCWMD and Coalition member geographic information systems (GIS) to maximize its long-term value as a planning resource.</p>
<p>b. Schedule: The project webpage and fact sheets will be created during the first and second quarters. The BAC will be convened quarterly during the first year, and semi-annually thereafter. Inventory activities will be completed during the first year and updated as needed over the course of the project.</p>
<p>c. Task/Activity Lead: The TCCWMD will lead outreach to residents with support from the Coalition members and project partners. The consultants will assist with facilitating meetings with the BAC, key stakeholders, and the public. The Coalition will prioritize sites with input from the BAC and maintain the list of TA brownfields.</p>
<p>d. Outputs: Project webpage, project fact sheets and site nomination forms; ~8 BAC meetings; ~20 other stakeholder/public meetings/events; list of potential/priority brownfields identified in each of the TAs.</p>
Task 3 – Environmental Site Assessments (ESAs) & Cleanup Planning
<p>a. Implementation (Activities): The TCCWMD estimates ~20 sites will be assessed (the final total will depend on the number of sites for which more than one type of activity is performed). The TCCWMD will prepare site Eligibility Determination (ED) requests (with support from the QEP). The consultant will conduct Phase I ESAs for ~20 sites in accordance with the AAI Final Rule and the ASTM E1527-21 Phase I ESA Process. The consultant will complete Phase II ESAs for ~14 sites and Regulated Building Materials (RBM) Surveys for ~10 sites. Prior to initiating sampling or other field investigation activities, the consultant will develop a Master Quality Assurance Project Plan (QAPP) for EPA and Maryland Dept. of the Environment (MD) approval. The consultant will also prepare Sampling & Analysis Plans (SAPs) & Health & Safety Plans (HASPs) for each site selected for a Phase II ESA and/or RBM Survey. The SAPs will be submitted for approval prior to fieldwork. The consultant will prepare Cleanup Plans [including Analysis of Brownfield Cleanup Alternatives (ABCAs)] for up to six sites.</p>

b. Schedule: We anticipate the following activities will be completed in 3 years: Year 1: Master QAPP, 6 Phase I ESAs, 4 Phase II ESAs, 4 RBM Surveys, 2 Cleanup Plans; Year 2: 8 Phase I ESAs, 6 Phase II ESAs, 4 RBM Surveys, 2 Cleanup Plans; Year 3: 6 Phase I ESAs, 4 Phase II ESAs, 2 RBM Surveys; 2 Cleanup Plans.

c. Task/Activity Lead: The consultants will lead technical activities at the direction of the TCCWMD. Site Access will be secured by TCCWMD and its Coalition members. An Access Agreement will be developed by the TCCWMD for this project. The TCCWMD will prepare ED requests with assistance from the consultants.

d. Outputs: 20 ED requests; 1 Master QAPP; 20 Phase I ESAs; 14 Phase II ESAs; 10 RBM Surveys; 6 Cleanup Plans

Task 4 – Reuse Planning

a. Implementation (Activities): The consultant will develop six site-specific reuse plans and three Area-Wide Plans (AWPs), one for each TA selected by the Counties – Town of Luke, MD-135 Corridor & Hagerstown Regional Airport (HGR). Each scope of work is anticipated to include market studies, infrastructure evaluations, feasibility studies, conceptual reuse plans/and revitalization strategies.

b. Schedule: We anticipate the following activities will be completed in 3 years: Year 1: Initiate AWP; 2 Site-Specific Reuse Plans; Year 2: Complete AWP; 2 Site-Specific Reuse Plans; Year 3: 2 Site-Specific Reuse Plans.

c. Task/Activity Lead: The TCCWMD will lead reuse planning activities with support from the consultants.

d. Outputs: Six Site-Specific Reuse Plans; three AWP.

3.e. Cost Estimate: A budget summary is provided below. 57.7% (\$865,000) is allocated to site-specific activities.

Budget Category	Task 1 Grant Mgmt., Reporting & Other Activities	Task 2 Community Engagement & Site Selection	Task 3 ESAs & Cleanup Planning	Task 4 Reuse Planning	Totals
Personnel	\$20,000	\$20,000	\$20,000	\$20,000	\$80,000
Fringe Benefits	\$12,000	\$12,000	\$12,000	\$12,000	\$48,000
Travel	\$22,000	\$0	\$0	\$0	\$22,000
Contractual	\$35,000	\$35,000	\$872,000	\$330,000	\$1,272,000
Other	\$3,000	\$0	\$0	\$0	\$3,000
Total Direct Costs	\$92,000	\$67,000	\$904,000	\$362,000	\$1,425,000
Total Indirect Costs	\$18,750	\$18,750	\$18,750	\$18,750	\$75,000
TOTAL BUDGET	\$110,750	\$85,750	\$922,750	\$380,750	\$1,500,000

The following table provides a breakdown of the estimated costs for activities by task and budget category.

Task 1 - Grant Management, Reporting & Other Eligible Activities: Total Budget = \$110,750
Includes TCCWMD Personnel + Fringe Costs of \$32,000 (400 hrs @ \$80/hr ¹ ; \$20,000 personnel/\$12,000 fringe) to complete grant management and reporting activities. Travel Costs of \$22,000 are budgeted for expenses for up to two TCCWMD staff and three other Coalition member staff to each attend two conferences. Costs are estimated at \$2,200/person/event (\$750 airfare, \$850 hotel, and \$600 incidentals). Other Costs of \$3,000 are budgeted for conference registration fees (\$300/person/event). Contractual Costs of \$35,000 are budgeted (200 hrs at \$175/hr ²) for the QEP to assist with reporting and other activities. Indirect Costs of \$18,750 ³ are budgeted.
Task 2 – Community Engagement & Site Selection: Total Budget = \$85,750
Includes TCCWMD Personnel + Fringe Costs of \$32,000 (400 hrs @ \$80/hr ¹ ; \$20,000 personnel/\$12,000 fringe) to facilitate community engagement and site selection activities. Contractual Costs of \$35,000 are budgeted (200 hrs @ \$175/hr ²) for the QEP to assist with engagement and inventory. Indirect Costs of \$18,750 ³ are budgeted.
Task 3 – ESAs & Cleanup Planning: Total Budget = \$922,750
Includes TCCWMD Personnel + Fringe Costs of \$32,000 (400 hrs @ \$80/hr ¹ ; \$20,000 personnel/\$12,000 fringe) to coordinate Phase I/II ESA, RBM Surveys & Cleanup Plans. Contractual Costs of \$872,000 include costs for the QEP to complete a Master QAPP (\$7,000); 20 Phase I ESAs (\$5,000 each=\$100,000); 14 Phase II ESAs (\$45,000 each=\$630,000); 10 RBM surveys (\$7,500 each=\$75,000); & six Cleanup Plans (\$10,000 each = \$60,000). Costs for HASPs, SAPs and/or Section 7/106 consultations are included. Indirect Costs of \$18,750 ³ are budgeted.
Task 4 – Reuse Planning: Total Budget = \$380,750
Includes TCCWMD Personnel + Fringe Costs of \$32,000 (400 hrs @ \$80/hr ¹ ; \$20,000 personnel/\$12,000 fringe) to oversee planning activities. Contractual Costs of \$330,000 include six site-specific reuse plans (\$15,000 each=\$90,000) and three Area-Wide Plans (\$80,000 each = \$240,000). Indirect Costs of \$18,750 ³ are budgeted.

¹TCCWMD Personnel (avg. \$50/hr) + Fringe (avg. \$30/hour) = avg. \$80/hr (total combined cost); ²Avg. QEP cost = \$175/hr; ³ The TCCWMD is requesting 5% of the total budget (= \$75,000) for indirect costs, split evenly between each of Tasks 1-4 (= \$18,750/task).

3.f. Plan to Measure & Evaluate Environmental Progress & Results: The status and completion dates for outputs will be tracked and reported to EPA via Quarterly Reports and ACRES updates. Between meetings and reports, the following outputs will be tracked on a spreadsheet maintained by the TCCWMD and its consultants: (1) # of sites nominated; (2) # of sites prioritized for funding; (3) # of Phase I ESAs; (4) # of Phase II ESAs; (5) # of RBM Surveys; (6) # of ABCAs/CAPs; (7) # of site reuse plans; and (8) # of community engagements. The anticipated short- and long-term outcomes identified in Section 1.b.ii (# of jobs, # affordable res. units, funding leveraged, acres of greenspace, etc.) will also be tracked and reported to EPA. Additionally, the TCCWMD will update ACRES property profiles beyond the life of the Grant to fully capture long-term outcomes. TCCWMD will track and evaluate the following outcomes: (1) # of sites cleaned up and # of No Further Action (NFA) determinations received; (2) # of sites for which off-site risks are identified; (3) # of sites for which property title transfers are facilitated; (4) # of adaptive reuse projects; (5) # of sites and acres redeveloped; (6) # of acres of parks/greenspace created; (7) \$ private investments and leveraged funding; (8) # of housing units creating; & (9) # of jobs created. By implementing this plan, the TCCWMD will confirm the project is progressing as planned, and the monitoring of key performance indicators will ensure EPA and community goals are met.

4. PROGRAMMATIC CAPABILITY & PAST PERFORMANCE:

Programmatic Capability: 4.a. Organizational Capacity/4.b. Organizational Structure/4.c. Description of Key Staff: TCCWMD is well qualified to lead a successful EPA Brownfield Assessment Coalition Grant, having developed the organizational infrastructure, experience, and strong partnerships as the federally designated Local Development District and Economic Development District for Western MD. TCCWMD has proven itself to be an effective and efficient steward of public funds, and the organization and staff offer decades of successfully executing grant-funded projects. Specific recent/relevant examples are included in Section 4.f. below. TCCWMD will use its established structure to staff this project, as this has been successful for each of the grants that TCCWMD has administered and ensures that roles and responsibilities are clearly defined from the start. TCCWMD's experienced Project Director, Elizabeth Stahlman and Project Manager, Guy Winterberg, will direct and manage all grant-funded activities. Elizabeth and Guy will receive support from TCCWMD staff & the Coalition members:

- **Project Director – Elizabeth Stahlman, Executive Director, TCCWMD:** Elizabeth oversees the organization with a focus on building capacity to provide regional support for economic development and sustaining relationships with regional partners to ensure cooperation and collaboration. With 20+ years of experience in planning, project and grant management, and government administration, Elizabeth's leadership will ensure effective expenditure of EPA funding in support of TCCWMD's goals.
- **Project Manager – Guy Winterberg, Assistant Director, TCCWMD:** Guy has 30+ years of experience with grant reporting, planning, and stakeholder engagement. He is diligent with his work and ensures project partners are supported to complete their grant funded projects. Guy will be responsible for the day-to-day coordination of the projects and timely/effective grant management/administration.
- **Grant/Financial Support – Elaine Jones, CPA, TCCWMD:** Elaine is a certified public accountant with nearly 20 years of experience in local government. Elaine is meticulous in her accounting/record keeping for grants, including federal grants necessitating a single audit. Elaine has been involved in the financial aspects of various federal grants and loans at her prior employer, including EPA - WQSRF - (through MDE), CDBG, and USDA, as well as \$8.4M in ARPA funding.
- **Community Engagement – Ryan Davis & Amy Jacobs:** Ryan & Amy collaborate on media relations and community engagement for TCCWMD. Ryan & Amy will support Elizabeth & Guy with developing/implementing the Public Participation Plan (PPP) to engage with a diversity of stakeholders.
- **Non-Lead Coalition Members:** The Coalition members have assigned qualified staff as points of contact:
 - **Jeffrey Barclay, Director of Economic & Community Development, Allegany County:** Jeff has served Allegany County in various capacities over the past 24 years. With his vast experience in planning and implementing a wide range of economic and community development initiatives, he will play a key role the leveraging EPA funding to support ongoing revitalization efforts in the Town of Luke TA.
 - **Siera Wigfield, Senior Planner, Garrett County:** Siera is a collaborative leader, with nearly 20 years of experience leading transportation, recreation, and land preservation planning. She drives positive

change through effective program management, advocacy, and leadership. She will assist with prioritizing funding & engaging with stakeholders in the MD-135 TA & throughout Garrett County.

- **Machelle Dwyer, Business Leader, Washington County:** Machelle has 20+ years of experience in project management and is highly regarded for her organizational and leadership skills, which have enabled her to manage cross-functional teams and deliver complex projects. Machelle will assist TCCWMD with prioritizing funding and engaging with key stakeholders in the HGR TA.

4.d. Acquiring Additional Resources: The TCCWMD has substantial resources, including additional technical and support staff to assist with grant implementation activities. The TCCWMD also has proactive succession planning should staff changes be required. Succession plans will eliminate project delays and ensure staff who are reassigned to the project have appropriate qualifications and experience. Furthermore, the TCCWMD will have the support of its contractors and consultants, including real estate advisors, community engagement specialists and Qualified Environmental Professionals (QEPs). TCCWMD routinely contracts with consultants and has established equal opportunity procurement procedures for ensuring a fair bidding process. Additionally, the TCCWMD promotes strong labor practices and local hiring/procurement by distributing Request for Qualifications/Proposals (RFQ/P) to local consultants via direct email and posting RFQ/Ps on various bid networks. In support of this grant application, TCCWMD completed advanced procurement and selected a consultant team to lead technical activities and provide programmatic support. The consultant was procured in accordance with qualifications-based procurement and compliance with 2 CFR Part 200, 2 CFR Part 1500 and EPA's guidance documents (*Best Practice Guide for Procuring Services* and *Guidance on Competitively Procuring a Contractor*). Additional information regarding the procurement process is included in our Threshold Criteria response ([Attachment A](#)).

Past Performance & Accomplishments:

4.f. Has Not Received an EPA Brownfields Grant but Has Received Other Assistance Agreements.

(1) Purpose & Accomplishments: TCCWMD has a long and successful history with securing and implementing numerous assistance agreements - both at the federal and state levels. Annually, TCCWMD receives over \$550,000 in federal and state funds to carry out regional economic development and planning activities to support the region. In addition, TCCWMD has been the recipient of special state funding packages of up to \$10M, which is used for economic development projects throughout Western MD. TCCWMD also has a decades long track record of administering Revolving Loan Funds (RLFs) – and in 2025 alone, TCCWMD lent over \$4M. TCCWMD's grant experience includes the following three recent/relevant grants:

1) FY2025 EDA Partnership Planning Grant (\$70,000) - Annual funding to develop/update the Comprehensive Economic Development Strategy (CEDs) for the region to foster collaborative regional efforts by coordinating and implementing the economic development activities of the district. The project was completed on schedule and on budget and met the desired goals and objectives.

2) FY2025 ARC Local Development District Admin Grant (\$175,000) – Annual funding from the Appalachian Regional Commission (ARC) to establish and expand economic development services in Western MD and support programs that are consistent with the policy and guidelines for local development districts; including activities and project development related to ARC's Strategic Plan. The project was completed on schedule and on budget and met the desired goals and objectives.

3) FY2023 Rural Maryland Economic Development Fund (\$10,000,000) - TCCWMD received funding from the State to support non-profits and local governments to spur economic development activities. The project was completed on schedule and on budget and met the desired goals and objectives.

(2) Compliance with Grant Requirements: TCCWMD has a strong record and the technical, legal, and financial capacity to manage/administer federally funded projects. TCCWMD staff have demonstrated competency with project management and will use a successful inter-agency coordination approach to successfully complete and manage the EPA Brownfield Assessment Coalition Grant. TCCWMD always submits required financial/progress compliance reports in a timely manner. Any perceived project delays are immediately discussed with the funding agency. If required, TCCWMD prepares written budget revisions or amendments as instructed by the agency, which advises and approves any such revisions.

1. APPLICANT ELIGIBILITY:

1.a. Applicant Type:

- **Eligibility of Lead Coalition Member:** The Tri-County Council of Western Maryland (TCCWMD) is a “Regional Organization covering Allegany, Garrett & Washington Counties in the Appalachian Region of Western Maryland established in 1971.
 1. Applicant Type: Regional organization.
 2. Eligibility Confirmation: As a regional council established under State of Maryland Authority, TCCWMD is eligible to receive and administer federal funding per the Annotated Code of Maryland - Economic Development: § 13-702. Established.
 - (a) There is a Tri-County Council for Western Maryland.
 - (b)
 - (1) The Council is a tax-exempt body politic and corporate.
 - (2) The Council is an independent unit that the Governor may not place in a principal department.
 - (c)
 - (1) The Council is a cooperative regional planning and development unit for the region.
 - (2) The purposes of the Council are to:
 - (i) foster the physical, economic, and social development of the region; and
 - (ii) use effectively the assistance provided to the region by the State.
 - (3) The Council initiates and coordinates plans and projects for the development of human and economic resources of the region as a western Maryland planning and development unit.
 3. Eligibility documentation for TCCWMD is provided in Attachment B and includes:
 - Bylaws.
- **Eligibility of Non-Lead Coalition Members:** Below we provide the information requested for the non-lead coalition members.
 - **Allegany County**
 1. Participant Type: County Government.
 2. Eligibility Confirmation: As a local unit of government, Allegany County is an eligible coalition member.
 - **Garrett County**
 1. Participant Type: County Government.
 2. Eligibility Confirmation: As a local unit of government, Allegany County is an eligible coalition member.
 - **Washington County**
 1. Participant Type: County Government.
 2. Eligibility Confirmation: As a local unit of government, Allegany County is an eligible coalition member.

1.b. Federal Taxation Exemption Status: Not applicable. Neither TCCWMD or its Coalition members (Allegany, County, Garrett County & Washington County) have 501(c)(4) status.

2. TARGET AREAS: The Target Area (TA) for each Coalition member represents a distinct area where brownfield revitalization efforts will be focused. The TAs are described in Part 5 of the Application Information Sheet. Per EPA requirements, the TAs do not overlap and include at least three distinct municipalities (Town of Luke, MD-135 Highway Corridor, Hagerstown Regional Airport, and Hagerstown Sustainable Communities Area).

3. NON-LEAD MEMBER(S) THAT NEVER RECEIVED AN EPA MARC GRANT: None of TCCWMD, Allegany County, Garrett County, and Washington County have never received an EPA Brownfields Multipurpose, Assessment, Revolving Loan Fund or Cleanup (MARC) Grant.

4. LEGAL AUTHORITY TO EXPEND GRANT FUNDS ON BEHALF OF NON-LEAD COALITION MEMBERS:

4.a. Legal Authority of Lead Member: TCCWMD attests is has legal authority to expend grant funds on behalf of non-lead members to conduct the proposed grant activities.

4.b. Geographic Boundary Limitations of Lead Member: Not applicable. (The geographic area of the project is Allegany County, Garrett County, and Washington County. TCCWMD is a regional organization whose geographic boundary encompasses all of Allegany, Garrett County, and Washington County and is not limited to a town or village.)

5. COALITION AGREEMENT: Letters of commitment confirming the membership of Allegany County, Garrett County, and Washington County in the Coalition are provided as Attachment C. Following grant award, TCWMD will prepare a Memorandum of Agreement (MOA) for the Coalition members to execute in accordance with the terms and conditions issued by EPA for the FY26 Grant.

6. COMMUNITY INVOLVEMENT: To ensure the Coalition members provide meaningful input into the project and stay engaged and informed, the TCCWMD will host monthly Coalition member meetings during the first year of the project, and quarterly meetings thereafter. Each Coalition member will assist with engagement activities in the priority brownfield TAs. Furthermore, several project partners have committed to participating as Brownfield Advisory Committee (BAC) members. The BAC will establish site prioritization criteria, provide input for cleanup/reuse planning activities, and be kept informed of grant funded activities. Each partner has also committed to assisting with community engagement activities within their established networks. The TCCWMD understands that effective engagement is imperative to the success of this project and will leverage its existing channels of communication, stakeholder relationships, and proven strategies to ensure meaningful input is infused into all activities, including preparing a project specific Public Participation Plan (PPP), which will outline policies, guidelines, tools & strategies for engaging with & soliciting input from diverse regional interests. These engagement methods will enable a wide range of stakeholders to provide meaningful input. Sustained outreach will ensure that cleanup and reuse projects receive community backing.

7. EXPENDITURE OF EXISTING GRANT FUNDS: Not Applicable

8. CONTRACTORS AND NAMED SUBRECIPIENTS:

8.a. Contractors: TCCWMD completed a fair and open public procurement process in accordance with 2 CFR Part 200, 2 CFR Part 1500, and 40 CFR Part 33 to obtain the services of a Qualified Environmental Professional (QEP) team. Below is the information requested.

- **Request for Proposals (RFP) Advertising Process:**
 - The RFP was posted on 07/25/25 on E-Maryland Marketplace Advantage - https://emma.maryland.gov/page.aspx/en/bpm/process_manage/52352
 - Sent direct emails to 33 consultants in category.
 - Also posted on TCCWMD's website on 07/28/25.
 - WV Brownfields Assistance Center at WVU - Mid-Atlantic TAB - www.wvbrownfields.org
- **RFP Response Period:** The RFP was advertised for 32 days (07/28/25-08/29/25). A copy of the RFP is provided as Attachment D.
- **Inquiries & Responses Received:** TTCWMD received proposals from 7 firms, which were received and scored by a selection committee.
- **Firm Selected:** A QEP team led by Montrose Environmental Solutions, Inc. was selected to provide grant application and implementation services. A copy of the draft contract is provided as Attachment E.

8.b. Named Subrecipients: Not applicable. (No subrecipients are named in this application nor are any anticipated.)