



NORTH CENTRAL PENNSYLVANIA REGIONAL PLANNING and DEVELOPMENT COMMISSION

49 Ridgmont Drive, Ridgway, PA 15853

Phone: (814) 773-3162

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Section B. Application Information

RE: FY2026 EPA Brownfields Assessment Coalition Grant Application

The North Central Pennsylvania Regional Planning and Development Commission (NCRPDC) is pleased to submit this proposal for FY2026 Brownfields Assessment Coalition Grant Funding. Below, we provide the information requested.

1. Applicant Identification:

North Central Pennsylvania Regional Planning and Development Commission (NCRPDC), 49 Ridgmont Drive, Ridgway, Pennsylvania 15853

2. Website URLs

(a) Lead: North Central Regional Planning - <https://www.ncentral.com/>

(b) Non-Lead:

- Elk County - <https://countyofelkpa.gov/>
- Jefferson County - <https://www.jeffersoncountypa.gov/>
- McKean County - <https://www.mckeancountypa.gov/>
- Port Allegany Borough - <https://portalleganypa.org/home>
- Kane Borough - <https://kanepa.com/borough/>
- City of Bradford - <https://bradfordpa.org/>

3. Funding Requested:

(a) Assessment Grant Type: Assessment Coalition

(b) Federal Funds Requested: \$1,500,000

4. Locations Covered: This grant application is for the North Central Region of Pennsylvania which encompasses the following:

(a) Lead: Home office - Ridgway, PA – The entire region covers the six counties of Cameron, Clearfield, Elk, Jefferson, McKean and Potter Counties

(b) Non-Leads: City/Township/Boroughs

- Elk County: City of St. Marys, Ridgway Borough, Johnsonburg Borough
- Jefferson County: Brookville Borough, Punxsutawney Borough,
- McKean County: Port Allegany Borough, Kane Borough, and City of Bradford

(c) Non-Leads: County: Elk and Jefferson

(d) State or Reservation: Pennsylvania

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

Lead Coalition Member: North Central Pennsylvania Regional Planning and Development Commission. There are no overlapping target areas among coalition members.

Non-Lead Coalition Members:

Target Area Name	Census Tract (CT) Number(s)	Priority Site Address(es)
Elk County (Coalition Member #1)		
Elk County	42047951000	1. 1117 Million Dollar Highway, Kersey
	42047950400	2. 104 Metoxet Street, Ridgway
	42047951100	3. 109 West Mill Street, St. Marys
Jefferson County (Coalition Member #2)		
Jefferson County	42065951200	1. 111 ½ Lincoln Way, Punxsutawney
	42065950200	2. 1499 Clay Plant Road, Brockway
	42065950600	3. 163 Belgiumtown Road, Brookville
Port Allegany Borough (Coalition Member #3)		
Port Allegany Borough	42083420700	1. 81 & 83 Glass Place, Port Allegany
	42083420700	2. 89 Pearl Street, Port Allegany
Kane Borough (Coalition Member #4)		
Kane Borough	42083421100	1. 300 Biddle Street, Kane
	42083421200	2. 98 & 99 Wetmore Road, Kane
	42083421100	3. 7111 Route 321, Kane
City of Bradford (Coalition Member #5)		
City of Bradford	42083420200	1. 153 Main Street, Bradford, PA 16701
	42083420200	2. 101 Main Street, Bradford, PA 16701
	42083420300	3. 39-43 Mechanic Street, Bradford, PA 16701

6. Key Contacts:

- Project Director (day-to-day manager):
 Name: Amy Kessler, Community Development/Regional Planning Director
 Agency: North Central PA Regional Planning & Development Commission
 Phone: (814) 773-3162 | Email: | Email: amy@ncentral.com
 Mailing Address: 49 Ridgmont Drive, Ridgway, PA 15853
- Chief Executive/Highest Ranking Elected Official:
 Name: Fritz Lecker, Chairman Elk County Commissioner
 Phone: (814) 776-1161 | Email: flecker@countyofelkpa.gov Mailing
 Address: 300 Center Street, P.O. Box 448, Ridgway, PA 15853
- Name: Jeff Pisarcik, Chairman Jefferson County Commissioner
 Phone: (814) 849-1601 | Email: jpisarcik@jeffersoncountypa.gov
 Mailing Address: 155 Main St, 2nd Floor, Brookville, PA 15825
- Name: Jeremy S. Morey, Port Allegany Borough Manager
 Phone: (814) 642-2526 | Email: manager@portallegany.org
 Mailing Address: 45 W. Maple Street, Port Allegany, PA 16743
- Name: Brandon Schimp, Kane Borough Mayor

Phone: (814) 837-9240 | Email: kanemayor@gmail.com
 Mailing Address: 112 Bayard Street, Kane, PA 16735

- 6. Name: Tom Riel, City of Bradford Mayor
 Phone: (814) 362-3884 | Email: mavortomriel@aol.com
 Mailing Address: 24 Kennedy Street, Bradford, PA 16701

7. Population (Census data):

- Population of Target Areas:
 - Elk County Population - 30,124; CT-42047951000 (pop: 4,937); CT-42047950400 (pop: 3,991) and CT - 42047951100 (pop: 1,682)
 - Jefferson County Population - 44,492: CT-42065950200 (pop: 3,003); CT-42065950600 (pop:1,229) and CT – 42065951200 (pop 3,362)
 - McKean County Population: 39,478
 - Port Allegany Borough Population – 2, 430: CT 42083420700 (pop: 491)
 - Kane Borough Population – 3,630: CT 42083421100 (pop: 3,742); CT-42083421200 (pop:2,271)
 - City of Bradford Population – 7,738: CT-42083420200 (pop: 2,778); CT – 42083420300 (pop: 2,459)

8. Other Factors: (with Narrative page references)

Other Factors Criteria	Page #
Community population is ≤ 15,000	1
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	N/A
The priority site(s) is impacted by mine-scarred land.	N/A
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	2,3
The priority site(s) is in a federally designated flood plain.	2,3
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	2,3
The reuse of the priority site(s) will incorporate energy efficiency measures.	3
The proposed project will consider climate adaptation/mitigation capacity and resilience to protect residents and community investments.	4
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section I.B., for priority sites within the target areas.	N/A
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2013 or later) or is closing.	N/A

- 9. **Letter from the State or Tribal Environmental Authority:** A letter of acknowledgement from the Pennsylvania Department of Environmental Protection is attached.

- 10. **Releasing Copies of Applications:** Not applicable.



01/15/2026

Mr. Jim Chorney, Executive Director
North Central PA Regional Planning & Development Commission
49 Ridgmont Drive
Ridgway, PA 15853

**RE: U.S. EPA Brownfields Grant Proposal | State Letter of Acknowledgement
North Central PA Regional Planning & Development Commission
Elk, Jefferson and McKean Counties, Pennsylvania**

Dear Mr. Chorney:

The Pennsylvania Department of Environmental Protection is pleased to support your efforts to redevelop brownfield properties in your regional area. Returning environmentally challenged and underutilized land and buildings to productive use improves our environment, safeguards our residents, and helps boost Pennsylvania's economy.

The PA DEP supports the North Central PA Regional Planning & Development Commission's application for an FY26 US EPA Brownfields Assessment Coalition Grant in the amount of \$1,500,000 to partner with Elk, Jefferson and McKean counties, the City of Bradford, and Kane and Port Allegany boroughs to conduct brownfield assessment activities to evaluate the redevelopment potential of underutilized and brownfield-impacted sites and to advance infill development, housing opportunities, infrastructure readiness, and economic revitalization across multiple communities.

Both Central Office and Regional Office Staff in the Land Recycling Program look forward to supporting the North Central PA Regional Planning & Development Commission and U.S. EPA Region 3 on this project.

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

Sincerely,

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

Michael Maddigan
Land Recycling Program Manager
Bureau Environmental Cleanup and Brownfields

Section C. Project Narrative

1. PROJECT AREA DESCRIPTION & PLANS FOR REVITALIZATION:

1.a. Coalition Members:

To support the revitalization of brownfields across North Central Pennsylvania, the North Central Pennsylvania Regional Planning & Development Commission (North Central), as the grant applicant and Coalition lead, has established a regional Brownfields Coalition serving Elk County, Jefferson County, and participating municipalities in McKean County, including Kane Borough, Port Allegany Borough and the City of Bradford. North Central has the authority to expend EPA Brownfields Assessment Coalition Grant funds on behalf of non-lead Coalition members and will serve as the fiscal agent responsible for grant administration, compliance, and reporting. The Coalition is structured to support small, rural local governments that lack the staff capacity and technical resources to independently pursue and administer EPA Brownfields funding.

Committed non-lead Coalition members at the time of application include Elk County and Jefferson County, as well as Kane Borough, Port Allegany Borough and the City of Bradford.

The Coalition represents multiple discrete Target Areas across Elk, Jefferson, and McKean Counties and was formed in response to shared regional challenges, including socioeconomic and public health conditions, aging and underutilized housing and industrial infrastructure, and the need for community reinvestment. While participating non-lead counties and municipalities face limited staffing and financial capacity to manage federal brownfields grants independently, North Central provides the administrative, financial, and technical expertise necessary to lead and coordinate this effort.

To address shared needs, close funding gaps, and leverage future public and private investment, **the Coalition is applying for \$1.5 million in EPA Brownfields Assessment Coalition Grant (ACG) funding.** Funding this Coalition will expand EPA Brownfields investment into jurisdictions that have not previously received Brownfields resources, advancing program equity and geographic distribution of federal environmental investment.

1.b. Overview of Brownfield Challenges & Description of Target Areas:

North Central Pennsylvania, encompassing Elk, Jefferson, and McKean Counties, is a predominantly rural region shaped by legacy industrial and resource-based development dating to the late 19th and early 20th centuries. Timber harvesting, coal mining, oil extraction, manufacturing, and rail transportation once supported local economies but left a legacy of vacant and underutilized industrial and commercial properties following decades of economic restructuring.

Today, brownfields remain a significant barrier to redevelopment across the region, particularly in communities with aging infrastructure, limited developable land, and constrained local tax bases. Large portions of the Target Areas are restricted by protected forestland and public lands, increasing redevelopment pressure on previously developed sites. Many structures within the region predate modern environmental and building standards, increasing the likelihood of regulated building materials and petroleum contamination.

For this Assessment Coalition Grant, primary Target Areas are defined at the county and municipal level. Initial assessment activities will focus on committed Coalition members, with additional municipal Target Areas added following award through coalition agreements and Task 2 inventory and prioritization.

1. Elk County Target Area (never received a MARC grant)

The Elk County Target Area includes rural communities with a legacy of timber, manufacturing, rail, and energy-related industries that have left vacant and underutilized industrial and commercial properties. Many brownfield sites are located near residential neighborhoods, and assessment activities are needed to address potential environmental risks and support redevelopment that strengthens housing and local economic activity.

2. Jefferson County Target Area (never received a MARC grant)

The Jefferson County Target Area encompasses communities shaped by historic coal mining, manufacturing, rail transport, and oil and gas development, resulting in numerous vacant or underutilized industrial and commercial properties. Brownfield assessment is needed to address potential petroleum contamination and hazardous building materials and to

support reuse strategies that advance housing and economic revitalization.

3. Kane Borough Target Area (McKean County) - (never received a MARC grant)

Kane Borough Target Area includes former industrial and commercial properties associated with lumber, rail, and manufacturing activities concentrated near the borough’s core. Limited municipal capacity and aging housing and infrastructure have constrained redevelopment, and targeted assessment activities will support community-driven reuse planning and reinvestment.

4. Port Allegany Target Area (McKean County) - (never received a MARC grant)

The Port Allegany Borough Target Area includes vacant and underutilized industrial and commercial sites linked to manufacturing, transportation, and energy-related uses. Many structures predate modern environmental standards, and brownfield assessment and planning are needed to reduce potential environmental risks and support revitalization that benefits residents and sensitive populations.

5. City of Bradford Target Area (McKean County) - (never received a MARC grant)

The City of Bradford Target Area includes vacant and underutilized downtown commercial and mixed-use properties, including a former hotel, where potential contaminants of concern include petroleum and regulated building materials such as asbestos and lead-based paint, and assessment is needed to support safe reuse and revitalization.

Priority Brownfield Sites:

With more than a century of industrial, extractive, and transportation-related activity, hazardous substance and petroleum-impacted brownfields are widely distributed throughout the Target Areas in Elk County, Jefferson County, Kane Borough, Port Allegany Borough and the City of Bradford in McKean County. Assessment activities will consider climate-related risks, including flooding, stormwater impacts, and heat exposure, to inform resilient reuse planning.

North Central Pennsylvania Regional Planning & Development Commission (North Central), in coordination with Coalition partners and local governments, has developed a working list of priority brownfield sites intended to catalyze redevelopment and return properties to productive use. Priority sites include former schools, manufacturing and industrial facilities, rail-adjacent properties, fuel stations, warehouses, and underutilized commercial buildings.

The following table summarizes representative priority sites identified by the Coalition. Consistent with EPA Brownfields Assessment Coalition Grant requirements, the Coalition will advance assessment activities at a minimum of two sites within each member’s geographic boundary, with site selection prioritizing underserved and disadvantaged communities identified through screening and community engagement.

	Priority Site	Site Description & Contaminants of Concern (COCs)	Funding Needs
Elk County	104 Metoxet Street, Ridgway	Former hospital property with aging institutional buildings. Potential contaminants include regulated building materials such as asbestos and lead-based paint	Phase I and Phase II Environmental Site Assessments, Regulated Building Materials surveys, and reuse planning
	1117 Million Dollar Highway, Kersey	Former gas station site that has remained abandoned for many years. Underground storage tanks are presumed to remain on-site, with likely petroleum contamination affecting subsurface soils and potentially groundwater.	Phase I and Phase II Environmental Site Assessments, Regulated Building Materials surveys, and reuse planning
	109 West Mill Street, St Marys	Former fuel storage and gas station site where underground storage tanks are believed to remain in place and may be leaking. Potential contaminants of concern include petroleum hydrocarbons impacting soils and possibly groundwater. The site is located within an established urban area, increasing the need for assessment prior to reuse.	Phase I and Phase II Environmental Site Assessments, Regulated Building Materials surveys, and reuse planning
Jefferson County	111 ½ Lincoln Way, Punxsy	Former automotive garage site is located on On-site buildings are in poor to fair condition and have been vacant or underutilized for an extended period. Potential contaminants include petroleum hydrocarbons, lead, and PCBs associated with historic automotive repair operations and aging building systems.	Phase I and Phase II Environmental Site Assessments, Regulated Building Materials surveys, and reuse planning
	1499 Clay Plant Road, Brockway	Former clay plant industrial site was vacant for many years following cessation of operations. Potential contaminants include PAHs and other industrial-related constituents	Phase I and Phase II Environmental Site Assessments, Regulated Building Materials surveys, and reuse planning

Kane Borough	163 Belgiumtown Road, Brookville	Former automotive garage sites are currently used as a scrap yard and dumping area for vehicles and debris. Historic automotive uses combined with ongoing scrap storage activities raise concerns for soil and building contamination. Potential contaminants include petroleum hydrocarbons, lead, and PCBs associated with vehicle maintenance, fluid handling, and surface disposal practices. The site's condition presents barriers to safe reuse	Phase I and Phase II Environmental Site Assessments, Regulated Building Materials surveys, and reuse planning.
	300 Biddle Street, Kane	Former wood-handle manufacturing and lumber processing facility. The primary building has been demolished, but large quantities of building debris and scrap remain onsite. The presence of demolition waste raises concerns regarding regulated building materials and potential soil impacts beneath the former structure.	Phase I and Phase II Environmental Site Assessments, Regulated Building Materials surveys, and reuse planning
	7111 Route 321, Kane	Former small engine sales and repair facility with deteriorated structures and prolonged vacancy. Potential contaminants include petroleum hydrocarbons and regulated building materials	Phase I and Phase II Environmental Site Assessments, Regulated Building Materials surveys, and reuse planning
Port Allegany	98 & 99 Wetmore Ave, Kane	Former Stackpole Electronics manufacturing facility (transistor plant) with aging infrastructure and partial demolition. Potential contaminants include metals, petroleum hydrocarbons, solvents, and regulated building materials.	Phase I and Phase II Environmental Site Assessments, Regulated Building Materials surveys, and reuse planning
	81 & 89 Glass Place, Port Allegany	Former sites of Sandburg (93 Glass) and Herzog Oil (81 Glass) facilities. On-site tanks and oil/gas operations that have known spills and leaks.	Phase I and Phase II Environmental Site Assessments, Regulated Building Materials surveys, and reuse planning
City of Bradford	89 Pearl Street, Port Allegany	Former site of PC Lab abandoned and cleared lot where Pittsburgh Corning conducted their in-house lab testing on products.	Phase I and Phase II Environmental Site Assessments, Regulated Building Materials surveys, and reuse planning
	153 Main Street, Bradford	Vacant or underutilized hotel property located in the downtown core. Potential contaminants of concern include petroleum associated with historic mechanical and heating systems, as well as regulated building materials such as asbestos and lead-based paint.	Phase I and Phase II Environmental Site Assessments, Regulated Building Materials surveys, and reuse planning
	101 Main Street, Bradford	Former mixed-use commercial and residential property with associated vacant lots. Potential contaminants of concern include petroleum from historic heating systems and lead-based paint associated with older structures.	Phase I and Phase II Environmental Site Assessments, Regulated Building Materials surveys, and reuse planning
	39-43 Mechanic Street, Bradford	Vacant commercial and light industrial structures with a history of commercial and industrial use. Potential contaminants of concern include petroleum, asbestos, lead-based paint, and other regulated building materials.	Phase I and Phase II Environmental Site Assessments, Regulated Building Materials surveys, and reuse planning

Coalition members prioritized by Coalition. RBM =Regulated Building Materials, COCs=Contaminants of Concern; ESA =Environmental Site Assessment; RAP =Remedial Action Plan.

1.c. Identifying Additional Sites:

The Coalition has conducted an initial review of brownfield conditions across the project area and identified additional properties where assessment and revitalization activities could yield economic, environmental, and community benefits. To build upon this effort, one of the first implementation actions under the Assessment Coalition Grant (ACG) will be the development of a comprehensive, region-wide brownfield inventory.

North Central will lead inventory development in collaboration with county and municipal partners, with participating communities invited to nominate sites for consideration. Identified sites will be documented and mapped with profiles summarizing location, historic use, environmental conditions, and reuse potential.

The Brownfield Advisory Committee (BAC) will guide outreach, site nomination, and prioritization activities. Additional sites will be evaluated for funding eligibility and redevelopment potential, with priority given to properties located in communities with the greatest environmental and socioeconomic need.

1.d. Reuse Strategy & Plan Alignment:

Target Area brownfield reuse strategies are grounded in community engagement and coordinated regional planning, and are intended to support future reuse for housing, mixed-use development, community facilities, commercial revitalization, and greenspace. These strategies align with the North Central Pennsylvania Housing Needs Assessment and Market Strategy, the North Central Comprehensive Economic Development Strategy (CEDS) and Resiliency Plan, the Long-Range Transportation Plan, and applicable county and municipal comprehensive and revitalization plans.

The TAs were selected for the EPA Assessment Coalition Grant (ACG) because they contain concentrations of brownfield

sites located in areas experiencing significant housing shortages, workforce challenges, and long-term disinvestment.

Strategic assessment and reuse of priority brownfield sites will remove barriers to redevelopment and support the creation of affordable and workforce housing, mixed-use development, and employment-generating uses. Redevelopment will strengthen local tax bases, support workforce needs, and benefit sensitive populations. The table below summarizes representative priority sites and their proposed reuse strategies aligned with regional housing and economic development goals.

1.e. Outcomes & Benefits of Reuse Strategy:

The Coalition's revitalization strategy focuses on assessment and reuse of vacant and underutilized brownfield properties and will not result in displacement of existing residents or businesses. Redevelopment activities will prioritize infill and adaptive reuse in established communities, ensuring that revitalization benefits current residents while addressing longstanding environmental and economic challenges. Implementation of the reuse strategy is anticipated to generate the following outcomes and benefits. The Coalition will prioritize reuse strategies that stabilize existing communities and do not result in displacement of current residents or small businesses.

Brownfield Assessment and Readiness Outcomes

Assessment activities will result in completed Phase I and Phase II Environmental Site Assessments, Regulated Building Material (RBM) surveys, and cleanup and reuse planning documents for priority sites across the Target Areas (TAs). These actions will reduce uncertainty, address environmental concerns, and prepare sites for redevelopment.

Housing Outcomes

Reuse planning will prioritize brownfield sites suitable for affordable and workforce housing development in communities experiencing housing shortages and cost burdening. Redeveloped sites are expected to contribute to the number of housing units created or supported, including units benefiting low- and moderate-income households.

Employment and Economic Outcomes

Returning brownfields to productive use will support job creation and retention, business expansion, and local tax base growth. Priority sites are expected to accommodate employment-generating uses such as light manufacturing, commercial services, mixed-use development, and community-serving facilities. These activities will support diversified local employment and reinvestment in historically disinvested areas.

Community Benefits

A substantial portion of site-specific assessment activities will be focused within underserved and disadvantaged communities. These activities will prioritize areas identified through environmental and demographic screening, as well as community engagement, to ensure resources are directed where need is greatest. Redevelopment of assessed sites is expected to reduce exposure to hazardous substances, address blight, and improve neighborhood conditions for sensitive populations, supporting healthier, safer, and more resilient communities.

Adaptive Reuse, Energy Efficiency, and Resilience Outcomes

Adaptive reuse of existing structures will support infill development, historic preservation, and energy-efficient redevelopment, reducing pressure on greenfields. Reuse plans will incorporate energy efficiency upgrades, stormwater management, and flood-resilient design where applicable. ACRES measures will include acres of land reused, reuse types, and environmental benefits achieved. Where feasible, reuse planning will evaluate opportunities for on-site renewable energy generation, such as solar installations, and other low-carbon technologies. These strategies will reduce impervious surface impacts, improve stormwater management, and lower lifecycle greenhouse gas emissions.

Collectively, these outcomes will demonstrate progress toward EPA Brownfields program goals by converting contaminated and underutilized properties into community assets, generating measurable housing and employment benefits, leveraging additional investment, and advancing equitable and resilient revitalization across the project area.

1.f. Resources Needed for Reuse:

North Central Pennsylvania Regional Planning & Development Commission (North Central), in partnership with local

governments, has demonstrated a track record of leveraging federal, state, and private funding to advance community revitalization. EPA Assessment Coalition Grant funding will serve as the first step in a sequenced investment strategy by addressing environmental uncertainties and preparing priority brownfield sites for cleanup and redevelopment.

Resources needed for site reuse extend beyond assessment and include funding for cleanup, infrastructure, housing, and redevelopment. Environmental assessments, Regulated Building Material surveys, and reuse planning completed with ACG funds, will provide the documentation necessary to advance follow-on resources and attract private investment. By reducing redevelopment risk and uncertainty, ACG deliverables will facilitate additional public and private investment, supporting long-term environmental, housing, workforce, and economic development outcomes across the project area.

1.g. Use of Existing Infrastructure:

Like many rural communities, the Target Areas face challenges related to aging or limited water, sewer, broadband, transportation, rail, and public transit infrastructure, which can constrain redevelopment potential. To maximize the effectiveness of EPA Brownfields funding, assessment and reuse planning activities will prioritize brownfield properties that are already served by existing infrastructure or are located in areas where infrastructure improvements are planned or underway.

EPA Assessment Coalition Grant funds will support assessment, cleanup planning, and reuse planning for priority properties where existing infrastructure can reduce redevelopment barriers, support near-term reuse, and improve cost efficiency by minimizing the need for extensive new infrastructure investment.

Many priority sites are located within municipal service areas with access to public water, sewer, utilities, and transportation corridors. Reuse planning will evaluate how existing infrastructure can support housing, workforce, commercial, and mixed-use redevelopment, while identifying any infrastructure constraints or upgrades needed to advance implementation. Many sites also contain existing buildings suitable for adaptive reuse, further enhancing redevelopment feasibility and reducing demolition and construction costs.

By directing redevelopment toward infrastructure-served locations, the project will promote infill development, reduce pressure on undeveloped and environmentally sensitive lands, and support climate-resilient growth patterns that align with broader state and regional infrastructure investments.

2. COMMUNITY NEED & COMMUNITY ENGAGEMENT:

2.a. Community Need for Funding:

The Target Areas encompass small, rural communities with limited population and fiscal capacity. Borough populations are well under 10,000, and Elk, Jefferson, and McKean Counties have experienced population decline or stagnation, reflecting broader demographic challenges common to rural regions.

As summarized in Table 1, median household incomes across the Target Areas are consistently below state and national averages, with borough-level incomes substantially lower than county and statewide benchmarks. Poverty rates exceed state and national levels in several census tracts, labor force participation is below state averages, and median home values are significantly lower than Pennsylvania and U.S. norms, indicating limited household wealth and constrained local tax bases.

These demographic and economic conditions demonstrate that the Target Areas meet EPA criteria for small population, low-income communities with limited capacity to independently fund brownfield assessment and reuse activities. Local governments must prioritize scarce revenues for essential public safety, health, and municipal services, leaving little capacity for proactive investment in environmental assessment or redevelopment planning.

EPA Brownfields Assessment Coalition Grant funding is therefore critical to address this gap. Without this assistance, brownfield properties that could support housing, commercial services, and job creation will remain underutilized, continuing to hinder economic recovery and community revitalization across the Target Areas.

2.b. Health or Welfare of Sensitive Populations:

Multiple sensitive populations, including low-income households, older adults, and people with disabilities, reside within

the Target Areas. As shown in Table 2, several census tracts within the project area experience poverty rates, senior populations, disability prevalence, and child poverty levels that exceed Pennsylvania and U.S. averages, indicating heightened vulnerability among residents.

Residents in the Target Areas face compounded challenges related to proximity to legacy industrial and extractive sites, abandoned or former mining areas, flood-prone locations, high household energy costs, limited transportation options, and lower educational attainment. These conditions disproportionately affect older adults, people with disabilities, low-income households, and other vulnerable populations, limiting access to employment, healthcare, and essential services.

Health risks within the Target Areas are further exacerbated by aging infrastructure and housing conditions. A substantial portion of the housing stock predates modern environmental and building standards, increasing the likelihood of exposure to regulated building materials such as asbestos and lead-based paint. Limited access to preventative healthcare, recreational opportunities, and active transportation infrastructure compounds these risks.

EPA Brownfields Assessment Coalition Grant funding will help address these threats by enabling assessment and reuse of brownfield properties in ways that reduce environmental exposure, remove blight, and support community revitalization. Targeted assessment and reuse planning will help mitigate cumulative environmental and health burdens while improving neighborhood conditions, access to opportunity, and long-term community resilience for sensitive populations.

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

Residents of the Target Areas experience elevated health risks associated with long-standing industrial activity, aging infrastructure, and socioeconomic stressors. Public health data indicate that communities within Elk, Jefferson, and McKean Counties experience higher-than-average rates of chronic disease and environmental exposure risks compared to state and national benchmarks, as summarized in Table 3. These impacts disproportionately affect sensitive populations, including low-income households, older adults, and individuals with disabilities.

In many communities within the Target Areas, residential neighborhoods were historically developed adjacent to industrial corridors, rail lines, fuel storage areas, and manufacturing facilities. As a result, residential neighborhoods and community facilities remain near former industrial sites that now function as brownfields, increasing the potential for cumulative exposure risks.

Housing conditions further exacerbate these risks. A substantial portion of the housing stock predates modern environmental and building standards, increasing the likelihood of exposure to regulated building materials such as asbestos and lead-based paint. Limited access to healthcare providers and transportation barriers common in rural areas further contribute to adverse health outcomes.

EPA Brownfields Assessment Coalition Grant funding will address these health concerns by supporting environmental site assessments, Regulated Building Material surveys, and reuse planning at priority brownfield sites. These activities will identify and mitigate potential sources of contamination, reduce exposure risks, and support redevelopment that advances healthier land uses, including housing, community services, and employment opportunities. Collectively, these efforts will reduce cumulative environmental burdens and improve quality of life across the Target Areas.

2.d. Economically Impoverished/Disproportionally Impacted Populations:

(a) Identification of Environmental Issues Among Impacted Populations:

The Target Areas include communities that experience disproportionate environmental and socioeconomic challenges. Available demographic, economic, housing, and environmental data indicate that several census tracts within the project area exhibit elevated levels of poverty and unemployment, aging and substandard housing stock, and compounded environmental stressors, resulting in heightened community vulnerability.

As summarized in Table 3, multiple census tracts within the Target Areas rank high relative to state and national benchmarks for indicators such as extreme weather exposure, chronic disease prevalence, housing and transportation vulnerability, and residential energy burden, demonstrating cumulative environmental and social stress affecting residents.

In many communities, residential neighborhoods and community facilities remain near former industrial sites and other

legacy uses that now function as brownfields. Additional stressors include flood risk, proximity to former mining areas, elevated household energy costs, limited transportation options, and reduced access to healthcare and employment, particularly for older adults, low-income households, and people with disabilities. Aging housing and infrastructure further increase the likelihood of exposure to regulated building materials such as asbestos and lead-based paint.

Together, these conditions create cumulative environmental and public health burdens in communities with limited capacity to address them independently, underscoring the need for targeted brownfield assessment and reuse activities to reduce exposure risks, remove blight, and support healthier, more resilient communities across the project area.

(b) Reducing Disproportionate Environmental Impact:

EPA Brownfields Assessment Coalition Grant funding will reduce environmental impacts in the Target Areas by prioritizing assessment and reuse activities in communities that have experienced disproportionate environmental and socioeconomic burdens. Site selection and funding decisions will emphasize locations where environmental conditions pose barriers to safe reuse and where assessment can most effectively support community needs.

ACG-funded activities, including Phase I and Phase II Environmental Site Assessments, Regulated Building Material surveys, cleanup planning, and reuse planning, will reduce exposure to hazardous substances, address legacy contamination, and remove blight from neighborhoods where residents live, work, and access essential services. These activities will directly benefit low-income households, older adults, and individuals with disabilities by improving environmental conditions and supporting safer land uses.

Brownfield reuse strategies will emphasize outcomes that deliver tangible community benefits, including affordable and workforce housing, employment-generating uses, community facilities, and neighborhood-serving commercial services. By focusing on infill and adaptive reuse within established communities, the project will reduce pressure on undeveloped land, improve access to jobs and services, and enhance neighborhood stability.

Community engagement will be central to reducing disproportionate environmental impacts. Through the Brownfield Advisory Committee, residents and local stakeholders will have meaningful opportunities to participate in site identification, prioritization, and reuse planning, ensuring redevelopment decisions reflect local priorities and support equitable revitalization.

Collectively, these actions will mitigate cumulative environmental burdens, reduce exposure risks, and improve public health, safety, and economic opportunity across the project area.

Community Engagement

2.e. Project Involvement

North Central Pennsylvania Regional Planning & Development Commission (North Central) has an established record of working collaboratively with counties, municipalities, project partners, and community stakeholders to implement grant-funded initiatives. Community engagement is a core component of this project and is essential to ensuring brownfield revitalization efforts reflect local priorities and deliver tangible benefits.

Community involvement will provide residents, property owners, businesses, and community organizations with meaningful opportunities to participate in decision-making related to site identification, prioritization, and reuse planning. Engagement activities will support informed participation and ensure redevelopment strategies align with community needs.

As the foundation of the engagement strategy, the Coalition will establish a Brownfield Advisory Committee (BAC) composed of representatives from Coalition members, local governments, community organizations, residents, and property owners who reflect the diversity of the communities served. The BAC will meet regularly to review and prioritize nominated sites and discuss redevelopment opportunities, with input directly informing assessment activities and reuse planning.

North Central will support engagement through multiple outreach methods, including public notices, direct communication with stakeholders, and outreach through existing community networks. Engagement tools will include a project webpage

and fact sheets, meetings with property owners and developers, email updates, and targeted community meetings to ensure broad access to information and opportunities for input.

2.f. Project Roles:

The Coalition will work with a network of community partners to support implementation of the Assessment Coalition Grant and ensure that local perspectives inform project activities. Coalition members, participating counties and municipalities, and strategic partners will support outreach, site identification, prioritization, and reuse planning across the project area.

The Brownfield Advisory Committee (BAC) will serve as the primary forum for project coordination and community input. Through regular meetings, BAC members will review project progress and provide input on site nomination, prioritization, and reuse planning. BAC recommendations will inform project decisions made by North Central in coordination with non-lead Coalition members.

As the lead applicant, North Central will coordinate partner roles to align technical expertise with project tasks and ensure effective implementation. Table 5 summarizes participating partners and their responsibilities. Additional partners may be engaged as needed to support site-specific activities and strengthen redevelopment outcomes.

Table 5. List of Program Partners and Roles

	Partner Name	Organization Purpose	Point of Contact	Project Role
Civic	City of St. Marys EDC	Develop, promote, advance sustainable economic growth.	Tina Gradizzi tgradizzi@stmarysedc.com	Outreach, site selection, land use, revitalization, funding support.
	Elk County Planning Commission	Oversight of subdivision and land development transactions to ensure compliance with local and Pennsylvania Planning Codes.	Tracy Gerber tgerber@countyofelkpa.gov	Assist with identifying new opportunities for adaptive reuse and/or redevelopment.
	Jefferson County Department of Development	Oversight of subdivision and land development transactions to ensure compliance with local and Pennsylvania Planning Codes.	Jessica Seary jseary@jeffersoncountypa.gov	Promote new industrial, manufacturing and/or housing development and outreach, financing services.
	McKean County Planning Commission	Oversight of subdivision and land development transactions to ensure compliance with local and Pennsylvania Planning Codes.	Contact Rick Fry rfry@mckeancountypa.gov	Assist with identifying new opportunities for adaptive reuse and/or redevelopment.
	Port Allegany Borough	Oversight of subdivision and land development transactions to ensure compliance with local and Pennsylvania Planning Codes.	Jeremy Morey manager@portallegany.org	Assist with identifying new opportunities for adaptive reuse and/or redevelopment.
	Kane Borough	Oversight of subdivision and land development transactions to ensure compliance with local and Pennsylvania Planning Codes.	Donald E. Payne boromgr@kaneboro.com	Assist with identifying new opportunities for adaptive reuse and/or redevelopment.
	City of Bradford	Oversight of subdivision and land development transactions to ensure compliance with local and Pennsylvania Planning Codes.	Tom Riel mayortomriel@aol.com Karen Costello-Pecht kcostellopecht@bradfordpa.org	Assist with identifying new opportunities for adaptive reuse and/or redevelopment.
Health	PA Department of Health	Promote healthy behaviors, prevent injury and disease, and assure safe delivery of quality health care for the people of PA.	Dr. Deborah L. Bogen 717-787-9857	Outreach, site selection, evaluating health issues & planning
CBOs	North Central Regional Planning	Connect business to development opportunities.	Christine Perneski, Director of Enterprise Development ncexport@ncentral.com	Promote new industrial, manufacturing and/or housing development and outreach, financing services.
	Kane Area Industrial Development Corporation	Advancement of commercial, business, industrial, and civic interests of Cameron County.	Kate Kennedy director@kanepa.com	Promote new industrial, manufacturing and/or housing development and outreach, financing services.

2.g. Incorporating Community Input:

North Central will use a multi-channel outreach approach to solicit and incorporate community input throughout all phases of the project. Engagement will include regularly scheduled municipal meetings and Brownfield Advisory Committee (BAC) meetings, supported by additional outreach methods to ensure broad community awareness and participation. A project-specific webpage will provide timely updates, surveys, and access to project materials to support informed input.

Community engagement activities will be accessible and inclusive. Outreach materials will note the availability of alternative

formats and reasonable accommodations, and meetings will be held at ADA-accessible locations and scheduled to accommodate residents who rely on public transportation. Additional outreach measures, such as translation or communication assistance, will be provided as needed.

Input received through meetings, surveys, and other outreach activities will be documented and used to inform site nomination, prioritization, assessment activities, and reuse planning. This approach will ensure a continuous feedback loop in which community perspectives directly shape brownfield assessment and redevelopment decisions throughout the project lifecycle.

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

3.a. ; 3.b; 3c; 3d - Project Implementation, Schedule, Task Leads and Outputs

The following table summarizes the project tasks, implementation approach, schedules, responsible entities, and anticipated outputs in accordance with EPA Work Plan requirements.

Task 1 – Project Management, Reporting & Other Eligible Activities
Project Implementation: North Central will manage and administer the project in accordance with the EPA NOFO and Cooperative Agreement, oversee the Qualified Environmental Professional (QEP), and ensure compliance with the approved Work Plan. The QEP will support required reporting and documentation, including quarterly and final performance reports, ACRES updates, DBE reporting, and financial documentation. North Central will coordinate regularly with Coalition members and the QEP to support effective implementation. All technical services will be procured through competitive contracts with Qualified Environmental Professionals in accordance with EPA and federal procurement requirements. No subawards or participant support costs are proposed.
Anticipated Project Schedule: Ongoing throughout the four-year project period.
Task/Activity Lead(s): North Central (lead), with support from the QEP.
Output(s): Executed Cooperative Agreement and approved Work Plan; regular project coordination meetings; quarterly and final performance reports; required DBE and financial reports; ACRES updates; participation in eligible brownfields training and information-sharing activities.
Task 2 – Community Outreach & Site Prioritization
Project Implementation: North Central will implement a structured community outreach and site prioritization process centered on the Brownfield Advisory Committee (BAC). The BAC will review nominated sites and apply transparent prioritization criteria based on environmental concern, redevelopment readiness, community need, and potential benefit. A region-wide brownfield inventory will support screening and prioritization and serve as a scalable tool for current and future brownfields initiatives. Outreach materials and a project webpage will support transparency and public participation. Non-EPA leveraged resources include in-kind staff time, meeting space, and coordination with state and local planning efforts.
Anticipated Project Schedule: Initiated in Year 1 and ongoing throughout the project period.
Task/Activity Lead(s): North Central (lead), with support from Coalition members and the QEP.
Output(s): Project webpage and outreach materials; Public Participation Plan; brownfield inventory; prioritized list of sites for assessment.
Task 3 – Phase I/II ESAs & Regulated Building Material (RBM) Surveys
Project Implementation: Assessment activities will be conducted for priority sites identified through the Coalition and BAC process. The QEP will prepare required Eligibility Determination requests and conduct Phase I Environmental Site Assessments in compliance with AAI and ASTM standards. Based on findings, Phase II ESAs and Regulated Building Material surveys will be completed as appropriate. Climate-related risks such as flooding, stormwater impacts, and heat exposure will be considered to inform resilient reuse planning. A Master Quality Assurance Project Plan (QAPP) and site-specific Sampling and Analysis Plans and Health and Safety Plans will be prepared and approved by EPA prior to field activities.
Anticipated Project Schedule: Assessment activities will be phased across the four-year project period based on site readiness and prioritization.
Task/Activity Lead(s): Qualified Environmental Professional (technical lead) under the oversight of North Central.
Output(s): Eligibility Determination requests; Phase I ESAs; Phase II ESAs; Master QAPP; site-specific SAPs and HASPs; Regulated Building Material surveys.
Task 4 – Cleanup/Reuse Plans & AWP
Project Implementation: For sites where contamination is confirmed, the QEP will prepare Analyses of Brownfield Cleanup Alternatives and/or Remedial Action Plans, as appropriate. To advance redevelopment readiness for priority sites, the QEP will also prepare reuse plans, which may include market analysis and redevelopment feasibility evaluation. Output quantities may be adjusted based on site complexity and assessment findings, subject to EPA approval.
Anticipated Project Schedule:
<ul style="list-style-type: none"> Year 1: 2 cleanup planning documents completed (ABCAs/CAPs)

<ul style="list-style-type: none"> • Year 2: 3 cleanup planning documents (ABCAs/CAPs) and 2 reuse plans completed • Year 3: 2 cleanup planning documents (ABCAs/CAPs) and 2 reuse plans completed • Year 4: 1 cleanup planning document (ABCA/CAP) and 2 reuse plans completed
Task/Activity Lead(s): The QEP will lead all technical activities at the direction of North Central.
Output(s): 8 ABCAs/CAPs; 6 Site Reuse Plans. All outputs will be documented and reported in EPA's ACRES system in accordance with reporting requirements.

3.e. Cost Estimates: The following table provides a breakdown of estimated costs by task. An average rate of \$200/hr was used to calculate the cost for contractual services.

Category	Cost Basis & Assumptions
Task 1 – Project Management, Reporting & Other Eligible Activities	
Travel Total: \$30,000	
<ul style="list-style-type: none"> • 2 National Brownfields Conference: \$24,000 (\$2,000/person x 6 Coalition staff x 2 conferences) • 2 Regional/State Brownfields Conference: \$6,000 (\$500/person x 6 Coalition staff x 2 conferences) 	
Other Total: \$6,000 –Conference registration fees (\$250/person x 4 conferences x 6 personnel).	
Contractual Total: \$150,000	
<ul style="list-style-type: none"> • 48 monthly check-in meetings: \$120,000 (300 hours x \$200/hr x 2 - North Central Program staff) • Compliance reporting: \$30,000 (150hours x \$200/hr – Consulting Firm) 	
Task 2 – Community Outreach & Site Prioritization	
Contractual Total: \$51,000	
<ul style="list-style-type: none"> • Develop Project Fact Sheets, Webpage Content & Public Participation Plan: \$8,000 (40 hours x \$200/hr) • BAC Meetings (prepare materials, presentation, activity, posters, handouts, meeting notes/minutes, etc. & facilitate meetings): \$20,000 (100 hrs x 200/hr) • Site prioritization activities & inventory of sites nominated: \$8,000 (40 hours x \$200/hr) • Update Brownfield Inventory/GIS Link with EJ Overlay Mapping: \$15,000 (75 hours x \$200) 	
Task 3 – Phase I/II ESAs & RBM Surveys	
Contractual Total: \$1,033,000	
<ul style="list-style-type: none"> • Site eligibility requests: \$12,000 (60 hours x \$200/hr) • Phase I ESAs: \$120,000 (20 x \$6,000/site) • Master QAPP \$10,000 • RBM Surveys: \$173,000 (4 complex sites @ \$20,000, 1 med. site @ \$23,000 and 7 @ x \$10,000/site)(a,) 	<ul style="list-style-type: none"> • Phase II ESAs: \$280,000 (8 sites x \$35,000/site) (a,b) • Phase II ESAs: \$240,000 (6 sites x \$40,000/site)(a,b) • Phase II ESAs: \$160,000 (2 sites x \$80,000/site)(a,b) • Cleanup Plans: \$80,000 (8 sites x \$10,000)
a: Costs include developing site-specific HASPs and SAPs to supplement the Master QAPP. b. We anticipate several priority sites will require medium/complex Phase II ESAs and budgeted for those	
Task 4 – Cleanup/Reuse Plans	
Contractual Total: \$230,000	
<ul style="list-style-type: none"> • Areawide Planning: \$50,000 (Sustainable brownfield plan, market analysis, adaptive reuse) • Site Specific Reuse Plans: \$180,000 (6 sites x \$30,000/site) 	

Project management and administrative costs exclusive of eligible training and conference participation remain within EPA's 5 percent administrative cost limitation.

A summary of the proposed budget for grant funded activities is on the following table. Please note grant funds are not requested for personnel, fringe benefit, equipment, supplies or other costs, nor are grant funds requested for indirect costs. Therefore, these budget categories are not included in the table.

Budget Categories	Task 1: Project Mgmt, Reporting & Other Eligible Activities	Task 2: Outreach & Site Prioritization	Task 3: Phase I/II ESAs & RBM Surveys	Task 4: Cleanup/Reuse Plans	Total
Staffing Related*	\$120,000	\$0	\$0	\$0	\$120,000
Travel**	\$30,000	\$0	\$0	\$0	\$30,000
Contractual	\$30,000	\$51,000	\$1,033,000	\$230,000	\$1,344,000
Other***	\$6,000	\$0	\$0	\$0	\$6,000
Total Budget	\$186,000	\$51,000	\$1,033,000	\$230,000	\$1,500,000

*Salary, Fringe and Cost Allocation; **Travel costs for up to 6 Coalition personnel to attend 2 regional & 2 national brownfield-related conferences/training. ***Conference registration fees (\$250/person x 4 conferences x 6 personnel).

3.f. Plan to Measure and Evaluate Environmental Progress and Results

North Central will track and report environmental and programmatic results in accordance with EPA Brownfields program requirements through Quarterly and Final Performance Reports and timely data entry into EPA's ACRES system. ACRES data entry will be coordinated by North Central in collaboration with the Qualified Environmental Professional (QEP).

Progress toward completion of outputs and outcomes associated with Tasks 1–4 will be monitored to ensure activities are implemented as approved and aligned with EPA performance measures. ACRES will be used to track assessment activities, cleanup and reuse planning outputs, and redevelopment outcomes as they occur.

ACRES property profiles will be updated within 30 days of site-specific activities to ensure accurate and current reporting. These coordinated tracking methods will support effective project oversight, document environmental results, and demonstrate progress toward community revitalization objectives throughout the project period.

4. PROGRAMMATIC CAPABILITY & PAST PERFORMANCE:

4.a. Organizational Capacity and 4.b Organizational Structure:

The North Central Pennsylvania Regional Planning & Development Commission (North Central) will serve as the lead entity and primary point of contact with EPA for all activities conducted under this grant. North Central has the programmatic, administrative, and financial capacity to successfully manage federally funded grants and oversee implementation in compliance with the Cooperative Agreement.

North Central’s project team includes staff with extensive experience in federal grant administration, reporting, fiscal management, and intergovernmental coordination. A dedicated management team will oversee day-to-day grant administration and coordinate procurement and oversight of a Qualified Environmental Professional (QEP) responsible for all technical assessment and planning activities. North Central maintains established financial management systems and internal controls to ensure proper accounting, allowability of costs, and audit compliance.

To formalize partner roles, North Central will execute Memoranda of Agreement with Coalition members to support coordination related to site identification, outreach, and implementation.

Project governance will follow a collaborative structure to ensure Coalition member participation and community input. A Brownfield Advisory Committee (BAC), composed of representatives from Coalition members, project partners, and community stakeholders, will guide site prioritization and support outreach and engagement efforts. BAC recommendations will inform site selection and task implementation decisions coordinated by North Central.

This organizational structure provides clear oversight, defined roles and responsibilities, and effective coordination to support timely, transparent, and compliant use of EPA Brownfields funding.

4.b. Description of Key Staff: Brief descriptions of key staff and their project roles are provided below.

Amy Kessler, Director of Community Development and Regional Planning for the North Central Pennsylvania Regional Planning and Development Commission, a six-county local development district that serves Cameron, Clearfield, Elk, Jefferson, McKean, and Potter Counties. She is responsible for grant administration, compliance, and coordination with state and federal agencies, including oversight of project schedules, budgets, and deliverables.

Sherry Dumire, ARC/EDA Director. In this role, she manages economic development projects from planning through implementation, with a focus on ARC/EDA-funded initiatives and complex, multi-agency coordination. She supports local governments and partners by overseeing project management, grant compliance, and environmental permitting requirements. Sherry will support grant implementation through coordinated project management, stakeholder engagement, and outreach related to brownfield redevelopment opportunities across the region.

Jessica Seary, Director of Economic Development - Jefferson County, PA. In this role, she works closely with local businesses, developers, and municipalities to leverage state and federal funding that supports business growth and reinvestment. She assists with grant writing, project coordination, and implementation to advance economic development initiatives. Jessica will support project marketing and outreach for the grant by engaging in the business community and increasing awareness of brownfield redevelopment opportunities across the region.

Tracy Gerber, Planning Director – Elk County. In her position, she acts as a municipal liaison between state agencies and local government to capitalize on program funding. Assist local governments in economic development and community revitalization efforts by providing grant writing and project management. Tracy will assist with all phases of project marketing and outreach for the grant making shareholders in the region aware of brownfield opportunities in our communities.

Jeremy Morey, Port Allegany Borough Manager – McKean County. In his position, he serves as the chief administrative officer for the municipality, overseeing daily operations and acting as the primary liaison between elected officials, staff, state agencies, and external partners. The position supports economic development and community revitalization by coordinating projects, pursuing funding opportunities, and ensuring effective implementation of municipal initiatives.

Kate Kennedy, Director – Kane Area Industrial Development Corporation – McKean County. In her position, she supports local and regional economic development by promoting business growth, investment, and job creation within the Kane area. The organization works collaboratively with local governments, economic development partners, and private industry to facilitate industrial and commercial development projects. Its activities include supporting site development and reuse, assisting with project coordination, and helping to leverage public and private funding resources to strengthen the local economy and enhance community vitality.

Don Payne, Kane Borough Manager – McKean County. In his position, he serves as the chief administrative officer for the municipality, overseeing daily operations and acting as the primary liaison between elected officials, staff, state agencies, and external partners. The position supports economic development and community revitalization by coordinating projects, pursuing funding opportunities, and ensuring effective implementation of municipal initiatives.

Tom Riel, City of Bradford Mayor – McKean County. In his position, he serves as the chief administrative officer for the municipality, overseeing daily operations and acting as the primary liaison between elected officials, staff, state agencies, and external partners. The position supports economic development and community revitalization by coordinating projects, pursuing funding opportunities, and ensuring effective implementation of municipal initiatives.

4.c. Acquiring Additional Resources:

North Central will procure a Qualified Environmental Professional (QEP) with demonstrated experience in environmental site assessment, brownfields redevelopment, and implementation of EPA Brownfields program requirements.

Procurement of the QEP will be conducted through a competitive, qualifications-based selection process in compliance with federal procurement requirements and EPA Brownfields program guidance. This approach will ensure transparency and selection of a firm with the technical expertise necessary to support successful project implementation.

Evaluation criteria will include experience with EPA-funded brownfields projects, technical expertise in site assessment and cleanup planning, and familiarity with EPA reporting and quality assurance requirements. This procurement process will ensure North Central secures the specialized expertise needed to implement assessment and planning activities and achieve project outcomes consistent with EPA program objectives.

4.d. Past Performance & Accomplishments:

The North Central Pennsylvania Regional Planning & Development Commission (North Central) has not previously received an EPA Brownfields grant but has extensive experience administering federal assistance agreements with similar administrative, financial, and reporting requirements. North Central has successfully managed a \$500,000 U.S. Economic Development Administration (EDA) Tech Hub Strategy Development Grant and an \$8.55 million U.S. Department of Transportation (USDOT) Local Bridge Replacement and Rehabilitation Bundling Award. These grants required multi-jurisdictional coordination, consultant oversight, and quarterly and final performance and financial reporting.

North Central has demonstrated strong experience coordinating regional partners, counties, and municipalities to implement federally funded planning and infrastructure projects that support redevelopment readiness in communities with underutilized and brownfield-impacted sites. This experience includes aligning partner resources, supporting infrastructure investment, and advancing community revitalization across multiple jurisdictions.

North Central has consistently met approved work plans, schedules, and reporting requirements for federal and state assistance agreements, with successful completion and closeout of funded activities. This past performance demonstrates the organization's capacity to manage federal funds, oversee consultants, ensure compliance, and implement collaborative assessment and planning activities consistent with EPA Brownfields program expectations.

Section B. Threshold Criteria

1. APPLICANT ELIGIBILITY:

1.a. Applicant Type: The North Central Pennsylvania Regional Planning & Development Commission (North Central) is a general-purpose unit of local government as defined in 2 CFR §200.64 and is therefore an eligible entity to receive EPA Brownfields Assessment Grant funding.

1.b. Federal Taxation Exemption Status: The North Central Pennsylvania Regional Planning & Development Commission (North Central) is a nonprofit organization with tax-exempt status under Section 501(c)(3) of the Internal Revenue Code and is eligible to receive EPA Brownfields grant funding in accordance with the applicable Notice of Funding Opportunity and federal regulations.

2. NUMBER & ELIGIBILITY OF NON-LEAD COALITION MEMBERS:

The North Central Pennsylvania Regional Planning & Development Commission (North Central) has formed an EPA Brownfields Assessment Coalition with non-lead Coalition members representing distinct geographic Target Areas within Elk County, Jefferson County, and McKean County. These Coalition members are eligible units of local government and municipalities that will partner with North Central to advance brownfield assessment and revitalization activities within their respective jurisdictions.

The non-lead Coalition members include Elk County, Jefferson County, Kane Borough, Port Allegany Borough and the City of Bradford in McKean County. Each Coalition member represents a discrete Target Area where brownfield challenges and redevelopment opportunities have been identified and where assessment activities will be focused under this grant.

Coalition members were selected based on established regional partnerships with North Central and shared goals related to economic revitalization, housing development, infrastructure readiness, public safety, and infill redevelopment. While individual Coalition members have limited capacity to independently manage an EPA Brownfields grant, participation in this Coalition enables coordinated planning, shared technical resources, and efficient use of funding to address brownfields across the region. Target Areas associated with each Coalition member are described below.

All non-lead Coalition members are eligible applicants for EPA Brownfield Assessment Grants. Detailed eligibility information is provided below:

Elk County and Jefferson are eligible to participate as Coalition members as general-purpose units of local government, as defined under 2 CFR §200.64. Each county has committed to participation in the Coalition to support brownfield assessment and revitalization activities within their respective jurisdictions. Letters of Commitment from Elk County and Jefferson County are provided in Attachment A.

Kane Borough, Port Allegany Borough and City of Bradford in McKean County are eligible to participate as Coalition members as municipal general-purpose units of local government under 2 CFR §200.64. Each municipality represents a discrete Target Area with identified brownfield challenges and redevelopment opportunities and has committed to participation through the Coalition. Letters of Commitment from each municipality are included in Attachment A.

The North Central Pennsylvania Regional Planning & Development Commission (North Central), as the lead Coalition member, is a nonprofit organization with tax-exempt status under Section 501(c)(3) of the Internal Revenue Code and is eligible to receive EPA Brownfields grant funding in accordance with the applicable Notice of Funding Opportunity. North Central is a regional development organization that delivers economic development, community planning, infrastructure, and technical assistance programs across north central Pennsylvania. North Central operates independently of Coalition members, maintains its own governing board and staff. Documentation of North Central's eligibility, including its IRS determination letter, is provided in Attachment B.

3. TARGET AREAS:

The Target Areas (TAs) for this EPA Brownfields Assessment Coalition Grant represent distinct geographic areas within Elk County, Jefferson County, and McKean County where brownfield challenges and redevelopment opportunities have been identified. Each Target Area is represented by an eligible Coalition member and includes communities where assessment activities will support housing, economic development, infrastructure readiness, and infill redevelopment consistent with local and regional planning goals.

Elk County Target Area – Non-Lead Coalition Member (Elk County):

The Elk County Target Area includes priority communities and corridors throughout the county that contain former industrial, manufacturing, and commercial sites impacted by legacy land uses. Brownfield sites within this Target Area present opportunities for adaptive reuse to support workforce housing, local business development, and reinvestment in established communities while preserving surrounding natural resources.

Jefferson County Target Area – Non-Lead Coalition Member (Jefferson County):

The Jefferson County Target Area encompasses multiple communities with concentrations of former industrial, rail-related, and commercial brownfield sites. Priority sites within this Target Area are in proximity to existing infrastructure and transportation corridors, where assessment and reuse planning can support economic revitalization, employment opportunities, and community-serving redevelopment.

Kane Borough Target Area – Non-Lead Coalition Member (Kane Borough, McKean County):

The Kane Borough Target Area includes legacy industrial and commercial sites located within the borough and along key transportation corridors. Priority brownfields in this area present opportunities for infill development, adaptive reuse, and economic diversification consistent with borough and county revitalization goals.

Port Allegany Borough Target Area – Non-Lead Coalition Member (Port Allegany Borough, McKean County):

The Port Allegany Borough Target Area includes underutilized industrial and commercial properties situated near existing infrastructure and residential neighborhoods. Assessment and reuse of these sites will support community revitalization, housing opportunities, and improved utilization of existing assets while reducing blight and environmental risk.

City of Bradford Target Area – Non-Lead Coalition Member (City of Bradford, McKean County):

The City of Bradford Target Area includes vacant and underutilized commercial, industrial and mixed-use properties. Assessment and reuse of these sites will support community revitalization, housing opportunities, and improved utilization of existing assets while reducing blight and environmental risk.

4. EXISTING BROWNFIELDS GRANTS TO NON-LEAD MEMBERS:

None of the non-lead Coalition members—Elk County, Jefferson County, Kane Borough, Port Allegany Borough or City of Bradford in McKean County, have ever received an EPA Brownfields Assessment, Cleanup, Revolving Loan Fund (RLF), or Multipurpose (MARC) Grant, nor are they recipients of any active EPA Brownfields Cooperative Agreement. In addition, none of the non-lead Coalition members received a MARC grant that closed in 2016 or later.

Accordingly, all non-lead Coalition members meet the eligibility requirements for participation in an EPA Brownfields Assessment Coalition Grant, consistent with the NOFO eligibility criteria.

5. COALITION AGREEMENT:

Letters of Commitment confirming participation by Elk County, Jefferson County, Kane Borough, Port Allegany Borough and City of Bradford in McKean County as non-lead Coalition members are provided in

Attachment A. These letters document each member's intent to participate in the EPA Brownfields Assessment Coalition Grant and support assessment activities within their respective Target Areas.

Following grant award, the North Central Pennsylvania Regional Planning & Development Commission (North Central) will execute a Memorandum of Agreement (MOA) with each Coalition member. The MOAs will be developed in accordance with the EPA Cooperative Agreement terms and conditions and will clearly define roles, responsibilities, decision-making processes, and coordination requirements for implementation of the Brownfields Assessment Coalition Grant project.

6. COMMUNITY INVOLVEMENT:

Our Coalition is committed to a transparent, inclusive, and community-driven public involvement process that actively engages residents, property owners, businesses, and other stakeholders throughout implementation of the EPA Brownfields Assessment Coalition Grant. Community involvement is integral to ensure that brownfield assessment and reuse activities reflect local priorities and deliver tangible benefits to neighborhoods impacted by underutilized and contaminated properties.

North Central will implement a comprehensive outreach approach designed to provide meaningful opportunities for public input during planning and implementation. Community feedback will inform site nomination, prioritization, assessment activities, and reuse planning so that redevelopment outcomes support housing, economic revitalization, and community-serving uses.

As the foundation of community engagement, the Coalition will establish a Brownfield Advisory Committee (BAC) comprised of representatives from Coalition members, municipalities, property owners, businesses, community organizations, and residents. The BAC will serve as the primary forum for sharing project information, gathering input, and guiding site prioritization and redevelopment strategies.

Key elements of the Community Involvement Plan include:

Project Webpage and Fact Sheets: North Central will maintain a project webpage providing accessible information on the brownfields program, site assessment and cleanup processes, and a streamlined site nomination process. Fact sheets will be periodically updated to summarize Assessment Coalition Grant activities and accomplishments.

Meetings with Property Owners and Developers: The BAC will convene meetings with property owners, developers, and potential end users to solicit input, encourage participation, and identify redevelopment opportunities aligned with community goals.

Email Updates and Newsletters: A stakeholder distribution list will be established, and periodic email updates will be distributed. Project partners will also share project information through existing newsletters and meetings.

Special Events and Community Meetings: Outreach will include participation in scheduled public meetings, business and realtor meetings, and engagement through local business councils, chambers of commerce, and civic organizations. These approaches will help reach residents and business owners who may have limited access to online resources and provide opportunities for meaningful input throughout the grant lifecycle.

7. EXPENDITURE OF EXISTING GRANT FUNDS:

Neither the North Central Pennsylvania Regional Planning & Development Commission (North Central) nor any of the non-lead Coalition members currently have an open EPA Brownfields Assessment Grant or Multipurpose (MARC) Grant. Accordingly, no EPA Brownfields funds are currently being expended by the applicant or Coalition members, and all parties are eligible to receive funding under this EPA Brownfields Assessment Coalition Grant.

8. CONTRACTORS AND NAMED SUBRECIPIENTS:

- **Contractors:** Not applicable. (Contractor procurement will occur following grant award.)
- **Name Subrecipients:** Not applicable. (No subrecipients have been identified.)

Section D. Using Contractors and/or Subrecipients

The North Central Pennsylvania Regional Planning & Development Commission (North Central) will procure professional consulting services through a competitive Request for Proposals (RFP) process in accordance with EPA Brownfields program guidance and federal procurement requirements. Selected contractors will serve as Qualified Environmental Professionals (QEPs) to conduct eligible technical activities, including environmental site assessments, regulated building material surveys, cleanup planning, and reuse planning, as outlined in the approved Work Plan.

North Central does not propose the use of subrecipients under this Assessment Coalition Grant. All contractors will operate under competitively awarded contracts, and North Central will retain full responsibility for grant administration, oversight, decision-making authority, and compliance with the Cooperative Agreement.