

Application Information Sheet

1. Application Identification:

- a. Full Name: City of Wilmington, DE
 b. Address of Applicant: 800 North French Street, Wilmington, DE, 19801-3537

2. Website URL:

www.wilmingtonde.gov

3. Funding Requested:

- a. Grant Type: Cleanup Single Site
 b. Federal Funds Requested:
 \$4,000,000

4. Location:

- a. City: Wilmington
 b. County: New Castle County
 c. State/Tribe: Delaware

5. Property Information:

Diamond State Salvage (DE-0281) - 702 East 14th Street, Wilmington, DE 19805. Diamond State Salvage is 4.25 acres, (tax parcels 26.036.10-401 , 414 & 415), located along the Brandywine River.

6. Contacts:

- a. Project Director

Name: Bryan Lennon, Water Division Supervisor

Phone: (302) 576-3081

Email: Bplennon@wilmingtonde.gov

Mailing Address: 800 North French Street, Wilmington, DE, 19801-3537

- b. Chief Executive/Highest Ranking Elected Official

Name: John Carney, Mayor

Phone: (302) 576-2100

Email: jcarney@wilmingtonde.gov

Mailing Address: 800 North French Street, Wilmington, DE, 19801-3537

7. Population: 71,106 (U.S. Census)

8. Other Factors

Applicants claiming one or more of the other factors below must provide a summary in the Narrative on the applicable other factor(s). Please identify which of the below items apply to your community/proposed project by noting the corresponding Narrative page number.

If none of the Other Factors apply to your community/proposed project, please provide a statement to that effect. EPA may verify this information prior to selection.

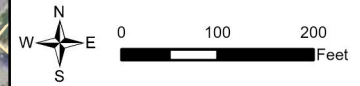
Sample Format for Providing Information on the Other Factors	Page #
The community population is 15,000 or less.	N/A
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	N/A
The proposed site(s) is impacted by mine-scarred land.	N/A
Secured firm leveraging commitment ties directly to the project and will facilitate completion of the remediation/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation.	N/A
The proposed site(s) is adjacent to a body of water (i.e., the border of the proposed site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	3-4

The proposed site(s) is in a federally designated flood plain.	3
The reuse of the proposed site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	N/A
The reuse of the proposed site(s) will incorporate energy efficiency measures.	N/A
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	3-4
The target area(s) is impacted by a coal-fired power plant that has recently closed	N/A

Figure 1
Site Location Map
Diamond State Salvage
Wilmington, Delaware



0658.180.51 1/26/2026



-  Property Boundary
-  Diamond State Salvage (DE-0281)
-  Tax Parcels

Source:
 Google - Satellite Imagery;
 USGS Topographic Map.





STATE OF DELAWARE
**DEPARTMENT OF NATURAL RESOURCES AND
ENVIRONMENTAL CONTROL**
DIVISION OF WASTE AND HAZARDOUS SUBSTANCES
391 LUKENS DRIVE
NEW CASTLE, DELAWARE 19720

**REMEDICATION
SECTION**

PHONE: (302) 395-2600
FAX: (302) 395-2555

January 20, 2026

Mr. Bryan Lennon
City of Wilmington
800 North French Street
Wilmington, DE 19801

Re: State Environmental Authority Letter

Dear Mr. Lennon,

The Department of Natural Resources and Environmental Control (DNREC) acknowledges that the City of Wilmington plans to conduct the cleanup of a brownfield site and is applying for an FY26 EPA Brownfields Cleanup Grant.

The City of Wilmington has developed an application requesting site-specific federal Brownfields Cleanup funding for Diamond State Salvage Site located at 702 East 14th Street, Wilmington, DE, 19805.

The DNREC affirms whether:

- i. The City of Wilmington has requested State oversight for the site;
- ii. The site is eligible to be overseen by a state program or office; and
- iii. Based upon the environmental site assessment(s) performed to date and information provided by the applicant, the State oversight program concurs that the site has Additional assessment is needed¹

¹ Note, applicants selected for funding that indicate that additional assessment is needed must submit updated information to the appropriate State or Tribal Environmental Authority and request an updated letter indicating that the site(s) has had a sufficient level of site characterization for remediation to begin. Applicants must provide EPA with the updated letter by June 15, 2026. If applicants do not meet this requirement by June 15, 2026, EPA may not make the award due to a failure to meet this requirement.

DNREC Acknowledgement Letter
FY26 Cleanup Grant
Diamond State Salvage
Bryan Lennon
January 20, 2026

to sufficiently characterize the site(s) for the remediation work to begin.

For any questions regarding this letter, please contact Melissa Leckie at 302-395-2600.

Sincerely,



Melissa Leckie
Planner V/ Remediation
Section
Brownfields Development/
Voluntary Cleanup Programs

cc: Qazi Salahuddin, Program Administrator, Remediation Section
Amy E. Bryson, Program Administrator II, Remediation Section
Nathan Bailey, Project Manager, Remediation Section
Tony Geiger, Region 3 Brownfield Coordinator, United States
Environmental Protection Agency
Matthew Harris, Institute for Public Administration

MLL:MLL
MLL26006.docx
AD004 II G4

Project Narrative, City of Wilmington EPA Cleanup Grant Diamond State Salvage

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Target Area and Brownfields

a. Overview of Brownfield Challenges and Description of Target Area

The proposed EPA Brownfields Cleanup Grant will target the Diamond State Salvage parcels (Site), a catalyst brownfield within Wilmington's Northeast Brandywine Riverfront and part of the approximately 100-acre EPA-supported Area-Wide Plan and Assessment Grant study area. The Plan area, bounded by the Brandywine River, Vandever Avenue, North Market Street, and Northeast/Governor Printz Boulevard, includes an estimated 18 acres of brownfield properties, including the Site, with high redevelopment potential. Much of the area lies within the federally designated floodplain, increasing the need for coordinated cleanup and resiliency planning.

The Northeast Brandywine Riverfront has a long history of industrial and commercial use, including power mills, tanneries, and manufacturing dating to the early nineteenth century. This legacy has left persistent contamination that contributes to blight, environmental degradation, and public health disparities in surrounding neighborhoods. Brownfield conditions have imposed sustained economic, environmental, and health burdens on a predominantly minority and low-income community, making cleanup a critical environmental justice priority.

Contaminated and underutilized properties, especially the Diamond State Salvage Site, currently sever residential and commercial areas from the Brandywine River, limiting public access and preventing recreational, educational, and ecological use. The site also faces broader resiliency challenges, including chronic flooding, aging infrastructure, combined sewer overflows, and major overhead utility corridors. EPA Cleanup Grant funding will enable the City to address these environmental barriers, reduce exposure risks, and prepare sites for reuse in ways that support climate resilience and long-term community benefit.

The Plan area, located in Census Tract 6.02 (population 3,247) within the Price's Run neighborhood, is economically distressed, with limited open space, employment opportunities, and elevated crime rates. While the area is part of a federally designated Opportunity Zone, unresolved contamination remains a significant barrier to private investment, job creation, and equitable redevelopment.

b. Description of the Proposed Brownfield Sites

The Northeast Brandywine Riverfront Area-Wide Plan has identified catalyst brownfield sites that require cleanup to advance waterfront revitalization and resilience. Redevelopment will support mixed-use development, parks and recreation, improved stormwater management, and enhanced public access to the Brandywine River. The City's priority cleanup site is the 4.25-acre Diamond State Salvage Site, which is highly visible, publicly accessible, and strategically located along the waterfront. Remediation is critical to addressing environmental justice and flood resilience concerns and enabling equitable reuse.

The Diamond State Salvage Site, City-owned and located within the 100-year floodplain, lies adjacent to the City's largest Combined Sewer Outfall and is subject to frequent tidal and riverine flooding. Operated as a metal salvage yard from 1949 to 1992, the site handled automobiles, appliances, batteries, gas cylinders, drums, and storage tanks, resulting in widespread contamination. Although the site has undergone assessment, additional testing is needed to inform the final cleanup strategy. EPA Brownfields Cleanup Grant funding will support environmental risk mitigation and implementation of remedial measures to enable safe reuse for flood resiliency, open space, and other community-serving uses identified in the Area-Wide Plan and Brandywine Flood Study. It is presently vacant and overgrown with vegetation.

c. Reuse Strategy and Alignment with Revitalization Plans

In 2017, the City of Wilmington launched an EPA Area-Wide Planning effort to transform the underutilized and contaminated Northeast Brandywine Riverfront into a vibrant urban waterfront featuring businesses, residential development, green spaces, and a "living shoreline" connected by walkable streets and trails. Following the 2021 historic flooding from Tropical Storm Ida, the plan was revised to include flood protection

in the form of a berm into site redevelopment. The living shoreline, primarily at the Diamond Salvage Site, will stabilize the riverfront and enhance resilience to projected sea-level rise and ongoing environmental degradation.

A key goal of the Area-Wide Plan is to unify the visions of residents, property owners, and local government, building on prior and ongoing planning efforts. The plan is integrated with Wilmington Area Planning Council transportation studies to connect 12th Street from I-495 to the Brandywine Waterfront and the 16th Street Bridge, supported by Assessment Grant funds for All Appropriate Inquiries (AAI) needed for right-of-way acquisition. The Area-Wide Plan also aligns with the Wilmington 2028 Comprehensive Plan, the multi-year Blueprint Communities Northeast Community Revitalization Plan, and prior planning initiatives including the 2012 Neighborhood Comprehensive Development Plan, the 2013 Brandywine River/Northeast Wilmington Redevelopment Plan, the 2016 Neighborhood Revitalization Strategic Area Plan, and the Brandywine Northeast Living Shoreline conceptual study.

d. Outcomes and Benefits of Reuse Strategy

This Community-Wide Brownfields Cleanup Grant will initiate implementation of the Northeast Brandywine Riverfront Area-Wide Plan (AWP) by remediating the Site and removing environmental barriers to reuse. Cleanup activities will generate measurable environmental, public health, and community benefits for the Price's Run neighborhood and surrounding areas, including the following outcomes:

1. **Restored access to the riverfront and Flood Resiliency** through the cleanup and transformation of contaminated properties into connected, publicly accessible green spaces that support recreation, education, and environmental stewardship. These improvements will reduce exposure to contamination, improve public health outcomes, enhance quality of life, and catalyze reinvestment along the waterfront. A clean site will also enable the redevelopment, which will include flood resiliency infrastructure to protect the community from future flooding events like Ida.
2. **Safer, healthier transportation options** by remediating brownfield sites that currently impede key pedestrian, bicycle, and multi-use trail connections. Cleanup will enable implementation of critical links that support safe, reliable, and affordable mobility, resulting in reduced vehicular crashes and emissions, time savings for residents, and improved health outcomes associated with increased walking and bicycling.
3. **Stronger neighborhood stability and equitable revitalization for Price's Run community** by prioritizing cleanup in existing neighborhoods, engaging residents in redevelopment decisions, and reusing previously developed land and infrastructure. These actions will stabilize surrounding residential areas, reduce blight, and support equitable economic development without displacement.
4. **Enhanced climate resilience and environmental protection** by addressing contaminated soils and materials in flood-prone areas, mitigating risks associated with sea level rise and flooding, and reducing ongoing environmental degradation. Cleanup will lower long-term public health risks and reduce social and economic costs associated with repeated flooding and exposure to contamination.
5. **Strategic leveraging and coordinated reinvestment** through collaboration with community stakeholders and alignment of local, state, and federal resources. By reducing environmental uncertainty and liability, cleanup will attract private investment, support job creation, and maximize the impact of public-sector funding.

Strategy for Leveraging Resources

EPA Brownfields Cleanup Grant funding will enable the City of Wilmington to implement remedial actions, complete site-specific cleanup, and advance reuse of the top priority brownfield properties identified through the Area-Wide Plan. By addressing known contamination and reducing environmental risk, this funding will move sites from planning to implementation and position the City to leverage additional federal, state, and private resources.

Cleanup of priority sites will build on prior assessment and planning efforts, strengthening Wilmington's competitiveness for future EPA Cleanup and Revolving Loan Fund grants, as well as DNREC Hazardous Substance Cleanup Act Brownfield Grant. Targeted cleanup investments, combined with the Area-Wide Plan, will improve the City's ability to secure additional funding to support reuse and redevelopment in the Northeast Brandywine Riverfront.

e. Resources Needed for Site Characterization

Site characterization has been substantially completed through prior investigations which were funded in part by the EPA Brownfield Assessment Grant and the DNREC Brownfield Grant. A draft Brownfield Investigation Report has been submitted to DNREC. The requested EPA funding will allow completion of the ecological risk assessment component and minor supplemental soil sampling to fill data gaps and finalize the report.

f. Resources Needed for Site Remediation

The City proposes to use the EPA Brownfields Cleanup Grant to fund remediation of the Site based on the cleanup alternatives reviewed in the draft ABCA. In addition, the City can also leverage the balance of \$462,000 remaining on the DNREC Brownfield Grant for the Site.

There is extensive precedent in Wilmington, Delaware for efficient integration of construction and remediation tasks (funded by different sources) to conserve overall funds and to prevent rework and damage to completed remedies. An integrated approach has been used for the past 30 years during the redevelopment of 100 acres of brownfields in the Christina Riverfront.

g. Resources Needed for Site Reuse

Cleanup activity is expected to unlock complementary investments, including DNREC Outdoor Recreation, Parks, and Trails grants, U.S. Department of Transportation funding for the proposed 12th Street Connector, and the Delaware Transportation Alternatives Program, which has already secured \$1 million for streetscape and sidewalk improvements along Vandever Avenue. Additional leveraged resources include a \$32,600 DNREC Community Environmental Grant for a living shoreline concept, \$20,000 from Wilmington Housing Partnership, and in-kind contributions from public and nonprofit partners.

Located within a federally designated Opportunity Zone, the target area is being actively marketed to attract private investment. EPA Cleanup Grant funding will reduce environmental uncertainty and liability at key sites, providing developers the confidence to advance projects, accelerate job creation, and ensure reinvestment delivers meaningful benefits to residents.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. The Community's Need for Funding

The target area is a highly distressed, majority-minority community of approximately 3,247 residents with limited capacity to address environmental contamination without assistance from the U.S. EPA Brownfields Cleanup Grant. Median household income in the target area is significantly lower than the City of Wilmington overall and less than half of the median household income for New Castle County and the State of Delaware. These economic conditions substantially constrain both public and private-sector capacity to finance environmental cleanup activities in the absence of federal assistance.

The City of Wilmington has limited access to local funding sources to support site remediation. Municipal finances have been significantly impacted in recent years by revenue declines associated with the COVID-19 pandemic and the transition to remote work. While the City is gradually recovering, the costs of environmental cleanup and associated resilience activities far exceed what can be supported through the City's operating or capital budgets.

Private-sector funding mechanisms for environmental cleanup in the target area are also extremely limited and further constrained by brownfield-related risk and local market conditions. The site is intended primarily for public access and flood-resiliency purposes, which limits its potential to generate direct private returns and makes private investment unlikely. Previous redevelopment efforts in the vicinity of the target area,

including HUD HOPE VI housing projects, encountered persistent challenges securing financing for non-subsidized development due to elevated crime rates and perceived environmental liability. Although the area's designation as a federally recognized **Opportunity Zone** may help mitigate some financial risk, meaningful private-sector participation remains dependent on the availability of shovel-ready sites with clearly characterized and remediated environmental conditions; conditions that cannot be achieved without EPA Brownfields Cleanup Grant support on this and other catalyst sites.

b. Health or Welfare of Sensitive Populations: Identify sensitive populations in the target area and describe their health or welfare

The target area faces extreme health disparities in outcomes characteristic of high-poverty urban areas with poor recreational access. Over 44% of the target area population is obese, compared with 30% nationally. The rate of diabetes in the target area (20.2%) is almost twice the national rate (10.8%); adults who experienced a stroke (6.7%) is over twice the national statistic (3.2%); and adults experiencing poor mental health (17.9%) is dramatically higher than nationally (11.7%).

c. Greater Than Normal Incidence of Disease and Adverse Health Conditions

EPA Brownfields Cleanup Grant funding will be used to remediate environmental contamination at priority sites within the target area, reducing potential exposure pathways for residents who experience a disproportionate burden of chronic disease and adverse health conditions associated with historic industrial activity. The concentration of brownfield properties in the target area has resulted in documented releases of contaminants to air, soil, and water. Cleanup activities will mitigate these pathways by removing, treating, or containing contaminated materials and implementing protective measures consistent with planned reuse. Local health indicators demonstrate an elevated incidence of adverse health conditions compared to national benchmarks. According to the most recent Delaware Health Tracker data (2021), the prevalence of chronic obstructive pulmonary disease (COPD) among adults in the target area is 10.8 percent, compared to a national rate of 6.5 percent. Asthma prevalence is similarly elevated at 13.2 percent, exceeding the national rate of 8.9 percent. Incidence of lung and bronchial cancer in the target area is 80.0 cases per 100,000 residents, compared to the national average of 60.2 cases per 100,000 residents.

Additional disparities are evident in maternal and infant health outcomes. Infant mortality rate in the target area is 6.5 deaths per 1,000 live births, exceeding the national rate of 5.9. Racial disparities are pronounced; the African American infant mortality rate in the target area is 10.1 per 1,000 live births, more than twice the rate among white infants (4.6 per 1,000 live births).

By advancing site cleanup rather than assessment alone, EPA Brownfields Cleanup Grant funds will generate immediate and long-term public health benefits by reducing potential exposure to hazardous substances, improving environmental conditions in flood-prone areas, and supporting safer residential, recreational, and community-serving land uses. These actions directly advance environmental justice by addressing legacy contamination in a community that has historically experienced disproportionate environmental and health burdens.

d. Economically Impoverished/Disproportionately Impacted Populations

According to U.S. Census data, the target area experiences severe socioeconomic distress. More than 37% of residents live below the federal poverty level, including approximately 40% of African American residents and 44% of children under age five. These conditions significantly limit residents' ability to avoid, reduce, or mitigate environmental exposures and intensify the cumulative impacts of pollution associated with Wilmington's historic industrial legacy.

Environmental burden indicators further demonstrate the disproportionate experiences by the community. The target area ranks in the highest percentiles statewide for multiple measures, including particulate matter (PM_{2.5}) (94th percentile), ozone (93rd percentile), National Air Toxics Assessment (NATA) air toxics cancer risk (97th percentile), respiratory hazard index (98th percentile), Superfund proximity (88th percentile), Risk Management Plan (RMP) facility proximity (96th percentile), hazardous waste proximity (98th percentile), and wastewater discharge (97th percentile). Collectively, these indicators reflect sustained exposure to

hazardous pollutants and legacy contamination that directly affect public health, environmental quality and overall quality of life.

EPA Brownfields Cleanup Grant funding will directly address these environmental justice concerns by remediating contaminated brownfield properties, reducing exposure to hazardous substances, and eliminating long-standing sources of environmental risk in an overburdened community. Cleanup of priority sites will support implementation of the Area-Wide Plan (AWP), improve environmental conditions in the Northeast Brandywine Riverfront, and help reverse patterns of disinvestment by enabling safe, health-promoting, and community-serving reuse.

Community Engagement

e. Project Involvement and f. Project Roles

Organization/entity /group	Entity Mission	Point of Contact	Specific project involvement or assistance provided
Northeast Rising	Act as the local community development corporation in Northeast Wilmington	Dubard McGriff dmcgriff@northeastcdc.com	Community engagement coordination. Northeast Rising represents collaborative nonprofit, religious and neighborhood organizations
Green Building United	Act as a neighborhood resource for conversations around flooding and resiliency	Karen Igou kigou@greenbuildingunited.org	Facilitate community meetings; has proven to be a trusted partner in Northeast Wilmington
WILMAPCO	Metropolitan Planning Organization representing the area.	Dave Gula Dgula@wilmapco.org	Continued coordination on local transportation projects impacting the project area.
UD Water Resources Center	To support research, education, and public outreach programs that focus on water supply, water management, and water quality issues	Martha Narvaez mcorrozi@udel.edu	Continued community engagement through established networks of the community partners

g. Incorporating Community Input

The proposed Community-Wide Brownfields Cleanup Grant will build upon the established engagement and governance framework developed through the Northeast Brandywine Riverfront Area-Wide Plan (AWP) and the recently completed EPA Brownfields Assessment Grant. Community involvement in cleanup planning and implementation will continue to be guided in close coordination with Northeast Rising, the local Community Development Corporation in the project area.

Northeast Rising is composed of residents, business owners, faith leaders, and property owners from within and adjacent to the project area. This structure has functioned effectively throughout the AWP, the Assessment Grant, and the Delaware Department of Natural Resources and Environmental Control living shoreline planning effort and the Brandywine Flood Study, demonstrating sustained community engagement and shared decision-making.

Under the Cleanup Grant, the City will work closely with Northeast Rising, ensuring the community plays an active role in setting cleanup priorities, reviewing remedial approaches, and maintaining consistency with community health goals and planned reuse. Outreach and decision-making will continue to be anchored in existing neighborhood organizations and trusted local institutions that have been engaged in the first two EPA grants received to revitalize this portion of Wilmington.

In addition to community representatives, key technical and regulatory partners, including the Delaware Department of Natural Resources and Environmental Control, the University of Delaware, the City of Wilmington, Green Building United, and other project partners as appropriate, will participate in an advisory capacity to support cleanup implementation and coordination.

To ensure transparency and broad community participation, the City will convene a series of public meetings throughout the cleanup process to share project updates, present recommendations, and solicit community feedback. These meetings will be open to residents, stakeholders, elected officials, business representatives, and other interested parties. This engagement framework will ensure that cleanup decisions are community-informed, responsive to local concerns, and supportive of equitable, health-protective, and community-serving reuse of remediated sites.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Proposed Cleanup Plan

The goal of the cleanup is to create environmentally safe conditions in support of the City's plan to build a community park, a flood protection barrier, and an ecological restoration corridor along the Brandywine River edge. During high river flood stages (similar to Hurricane Ida, which caused severe community damage and has since been modeled by the City of Wilmington and the University of Delaware to develop flood resiliency approaches) a portion of the site between the flood barrier and the river would be inundated to a depth of one to eight feet of water.

With this potential level of inundation, an ecologically restored shoreline will provide resiliency, urban habitat, and community education; these goals are consistent with the Northeast Rising community initiative and with Delaware's Christina & Brandywine Rivers Remediation, Restoration & Resilience Program (CBR4), which is working to restore the rivers to fishable, swimmable condition in the shortest timeframe possible.

The remedial investigation and ecological risk assessment for the Diamond State Salvage Site are not yet complete; therefore, DNREC has not yet been able to issue a Proposed Plan of Remedial Action. As part of the EPA grant funding, supplemental soil samples may be collected and analyzed to fill data gaps, and a Baseline Ecological Risk Assessment will be performed. However, it is still possible now to envision the remedy based on the available data, and on remedial actions on other Wilmington sites. The envisioned remedy will include sediment/soil hot spot removal, scraping to remove the surface vegetation and to grade the site, placement of a clean soil cover, and shoreline stabilization.

The City of Wilmington's consultant, Arcadis, developed a conceptual flood mitigation plan for the Site that consists of an engineered masonry wall covered with an 8-foot-high soil berm that will be sloped down to grade on both the river side and the inland side. The flood wall will run longitudinally through the center of the site parallel to the River. The wall will continue on adjacent sites and will protect the community from high river flood stages. The City, with assistance from Senator Chris Coons office, is pursuing funding from other sources to advance the flood mitigation wall from conceptual design to final engineering design and construction bid package. The City is also seeking funding to construct the wall and berm.

In the interim, we are evaluating the most efficient and cost-effective construction sequencing options to perform environmental remediation in preparation for the wall construction. The remedial construction tasks include hot spot removal and disposal, and testing of incoming clean soil that will be used for the soil cover and for the berm. A Remedial Action Work Plan and/or a Contaminated Material Management Plan will be used to inform and guide the excavation and disposal process; the plan will be approved by DNREC.

b. Project Implementation

Task 1: Baseline Ecological Risk Assessment (BERA): Based on the findings of the 2022 BIR, the scope of work includes completing a BERA for surface soil, sediment, and surface water. The BERA will be conducted in accordance with State, Regional, and Federal guidance for ecological risk assessment. Where applicable, the BERA will use data collected from previous investigations conducted in 2016, 2017, and 2022,

supplemented with new data for sediment samples collected adjacent to the Site and just upstream of the Site. The BERA will evaluate the potential for adverse effects to aquatic life and benthic invertebrates in Brandywine Creek and the small on site surface water area, and to terrestrial plants, soil invertebrates, and to wildlife that could inhabit the Site or use the Site for foraging and/or hunting.

Task 2: Remedial Design: The Remedial Design will be based on the existing data, any new soil sample data collected as part of this scope, and on the Human Health and Ecological Risk Assessments. The proposed remedial alternatives will be reviewed by DNREC and presented to the community for review prior to issuance of a Final Plan of Remedial Action. This task also includes updating the ABCA document. The Final Plan will describe the required remedial components and will be used to generate remedial design documents. The Remedial Design will support Wilmington's plans for the Flood Wall/Berm design and the Living Shoreline Design and for recreational use of the upland area.

Task 3: Living Shoreline Design & Permitting: Living shoreline design and permitting will be provided by individuals with extensive experience in wetlands, stream restoration, stormwater management, green infrastructure, and nature-based design and resiliency. The design will consider the impacts of climate change, including sea level rise, and use tools such as vulnerability assessments to inform their restoration designs. This task will include working closely with the City, DNREC and the community to ensure the design meets expectations. This task will also include appropriate DNREC and Army Corps of Engineers permitting.

Task 4: Living Shoreline Remediation & Construction: The scope of work and estimated cost for Living Shoreline Remediation and Construction are based on previous projects of similar size and complexity. The construction cost estimate will be refined as the design and construction plans are developed. This task includes targeted soil/sediment hot spot removal as well as stabilization of the shoreline.

Task 5: Upland Area Soil Cover: The Analysis of Brownfields Cleanup Alternatives - Preliminary Evaluation envisions clearing of site vegetation, surficial grading, and placement of a two-foot imported clean soil cover over existing soil. Based on the current schedule, and the longer time it will take Wilmington to procure funding for the Flood Wall/Berm, it is anticipated that the cover soil will be placed and vegetated several years prior to the construction of the Flood Wall/Berm.

Task 6: Community Outreach: The University of Delaware Water Resources Center co-lead the Brandywine Flood Study (2024-2025) with a focus on community engagement and outreach in the Northeast Wilmington community. The City of Wilmington also led a FEMA-funded flood study, with community engagement, focused on the area of Northeast Wilmington impacted by Hurricane Ida (including the EPA Area Wide Brownfields Plan Area). The Water Resources Center, in coordination with the City of Wilmington and the Qualified Environmental Professional, will utilize the community engagement framework established through the Brandywine Flood Study to engage and convene the community related to the Brownfields grant funding, project timeline and project implementation throughout the grant and project process. Approximately four community engagement meetings and frequent communication with established community representatives will be held as needed throughout the project.

The City of Wilmington plans to procure a Qualified Environmental Professional that is certified by DNREC to perform investigation, remediation and ecological work under the Delaware Hazardous Substance Cleanup Act, and that is one of DNREC's shortlist of investigation/remediation contract holders. The Site is already enrolled in Delaware's Brownfield Redevelopment Program.

The City of Wilmington is seeking separate funding sources to develop engineering design and construction specifications for the flood wall/berm, stormwater management area(s), associated site grading and park amenities. The City is also seeking funding to construct these items. If awarded, the City plans to use EPA brownfield cleanup funding to pay for the environmental remediation work and the living shoreline ecological restoration.

c. Anticipated Project Schedule

As work progresses, the City will review findings and designs quarterly with Community and permitting agencies and solicit and incorporate comments and ideas.

Year 1: Perform Baseline Environmental Risk Assessment. Collect samples to fill data gaps (if needed). Prepare Summary Reports, Feasibility Studies, and Revised ABCA. DNREC publishes Proposed Plan of Remedial Action. Prepare Remedial Design/Remedial Action Work Plan. Prepare Living Shoreline Concept Design and review with community and permitting agencies.

Year 2: DNREC publishes Final Plan of Remedial Action. Submit permit applications for Living Shoreline and address comments from regulatory agencies. Prepare Design and Construction Plans for Upland Remediation. Gain community and regulatory approvals and revise cost estimates. Bid and award construction for upland cap.

Year 3: Prepare Final Design and Construction Plans for Living Shoreline and revise cost estimates. Bid and award remediation and construction for shoreline. Perform upland soil cover remediation.

Year 4: Construct Living Shoreline, prepare Remedial Action Completion Report, close out grant.

d. Task/Activity Lead

The City of Wilmington will oversee the entire remedial program. The Qualified Environmental Professional will provide the technical expertise, lead and track the day to day efforts toward task completion, work closely with the City of Wilmington and the regulatory agencies, meet the remedial requirements of CERCLA, TSCA, and Delaware HSCA, and will provide status reports to the City and to the Northeast Rising Community.

e. Outputs

The major plans and reports are as follows: Baseline Ecological Risk Assessment, Final ABCA documents, Community Involvement Plan, Remedial Design/Remedial Action Work Plan, and Remedial Action Completion Report. Smaller work plans and interim summary documents may be produced as needed to communicate data gap sampling and design and construction progress with DNREC and the Community. A minimum of four community engagement meetings are anticipated.

f. Cost Estimates

Cost estimates were prepared based on the recommended remedial alternatives in the ABCA and supporting tasks needed to accomplish those remedies.

Budget Categories		Project Tasks (\$)					Administrative Costs	Total
		Task 1 BERA	Task 2 Remedial Design	Task 3 Shoreline Design/ Permitting	Task 4 Shoreline Remed/ Construct	Task 5 Upland Soil Cover		
Direct Costs	Personnel							
	Fringe Benefits							
	Travel ¹							
	Equipment ²							
	Supplies							
	Contractual	\$97,987	\$104,505	\$605,189	\$52,032	\$271,757	\$10,000	\$1,141,470
	Construction ³				\$1953,644	\$904,886		\$2,858,530

Budget Categories		Project Tasks (\$)						Total
		Task 1 BERA	Task 2 Remedial Design	Task 3 Shoreline Design/ Permitting	Task 4 Shoreline Remed/ Construct	Task 5 Upland Soil Cover	Administrat ive Costs	
	Other (include subawards, conference registration fees, and specific participant support costs such as stipends) (specify type)							
Total Direct Costs⁴		\$97,987	\$104,505	\$605,189	\$2,005,676	\$1,176,643	\$10,000	\$4,000,000
Indirect Costs ⁴								
Total Budget		\$97,987	\$104,505	\$605,189	\$2,005,676	\$1,176,643	\$10,000	\$4,000,000

g. Plan to Measure and Evaluate Environmental Progress and Results

The goals of this project are to improve environmental safety, health and climate resiliency for the Northeast Brandywine Community. Overall community uplift outcomes are anticipated to be reduction of contaminants in the neighboring community, minimized exposure of contaminants to the Brandywine River, access for residents and visitors to clean green recreational space along the Brandywine River, and increased momentum to spur the lagging improvements in transportation and economic development that have been envisioned for decades with minimal forward progress.

A successful project includes continued growth of an inclusive and engaged community comprised of residents, businesses and non-profits who actively participate during the environmental remediation and the living shoreline design and construction phases, and who continue to develop a sense of self-empowerment, ownership, solidarity and momentum to envision and create further community improvements including the future remediation of 18 additional acres of brownfields in the wider Northeast Wilmington area.

Project outputs are the five main project deliverables, four community engagement meetings, and ultimately a cleaned up 4.25-acre former salvage yard that is ready for re-use.

The outputs will be tracked, measured and evaluated using the following tools: EPA’s Assessment, Cleanup and Redevelopment Exchange System (ACRES) database; a master PowerPoint schedule to plan and track project milestones; a master Excel budget to plan and track expenditures; and monthly progress meetings and reports. Measurement will include comparing output and outcome goals to quarterly achievements and promptly making any corrections or adjustments as needed.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Organization Structure

The City of Wilmington has a proven record of managing complex environmental remediation and redevelopment projects and is well-positioned to implement a U.S. EPA Brownfields Cleanup Grant. Grant activities will be guided by a detailed Remedial Design/Remedial Action Work Plan with defined milestones, roles, and responsibilities, finalized at a kickoff meeting with the Mayor, Planning Director, Department of Public Works leadership, and key staff. This meeting will confirm cleanup objectives, remedial strategies, schedules, procurement, and coordination protocols to ensure efficient, compliant implementation.

Progress will be tracked using performance measures for procurement, remedial action, and site closeout, with status updates integrated into the City’s existing management and reporting systems. Management staff from the City of Wilmington and Community Outreach staff from the University of Delaware will meet

regularly with Northeast Rising and other community partners to coordinate activities, share updates, and maintain transparent communication with residents to ensure effective project management, timely execution, and strong accountability.

b. Description of Key Staff

Project supervision will be provided by Bryan Lennon, Water Supervisor for the City of Wilmington. Mr. Lennon has extensive experience coordinating across the City's economic development, housing, public works, engineering, legal, and finance departments, and a strong background in community outreach and project implementation. He will serve as the primary liaison with EPA Region 3 and will oversee compliance with all cooperative agreement requirements, including administrative, financial, and reporting obligations, as well as procurement and management of the Qualified Environmental Professional. Mr. Lennon will also coordinate with Northeast Rising and other community organizations to support cleanup-related community engagement.

Mr. Lennon will be supported by a qualified interdepartmental team. Planning Director Elliot Larkin will provide policy and project support, while a Grants Accountant from the Department of Finance will manage fiscal oversight, including drawdowns and financial reporting. Wilmington's dedicated staff with brownfields and capital project experience will collaboratively implement cleanup activities, providing continuity and redundancy to ensure milestones are met even in the event of staff turnover.

The City has prior EPA Brownfields grant experience. In 2016, Wilmington successfully executed a \$200,000 Brownfields Area Wide Planning Grant and in 2022 an Assessment Grant for hazardous substances, completing eight Phase I and six Phase II environmental site assessments across 13 sites totaling 70.2 acres and 38 parcels. Outcomes included redevelopment plans supporting parks, public facilities, and new commercial and residential opportunities. The grant was closed on time, within budget, and all reporting and compliance requirements were met.

c. Acquiring Additional Resources

The project team will procure the Qualified Environmental Professional (QEP) and any additional remedial planning and design consultants in accordance with local, state, and federal competitive procurement standards. The City's procedures include soliciting statements of qualifications and price proposals, which are reviewed by the Supervisor and staff. Professionals with EPA Brownfields experience will be encouraged to apply, and contracts will be awarded to the lowest responsible, qualified bidders. All awards will be approved by the City Council.

Drawing on the City's experience with prior EPA Brownfields and other federal grants, the team is prepared to move quickly to secure all necessary contractors upon notification of funding. If additional staff are needed, the City will recruit candidates with brownfield experience, integrate them into the existing project team, and ensure continuity of operations.

Threshold Criteria, City of Wilmington EPA Cleanup Grant Diamond State Salvage

(1) Applicant Eligibility

The City of Wilmington is a municipal applicant and is eligible to apply for EPA Brownfield Grants.

(2) Previously Awarded Cleanup Grants

The sites/sites have not received a previous EPA Cleanup Grant.

(3) Expenditure of Existing Multipurpose Grant Funds

The City of Wilmington does not have an active EPA Multi-Purpose Grant

(4) Site Ownership

The site is owned by the City of Wilmington municipal government.

(5) Basic Site Information

Diamond State Salvage (DE-0281) - 702 East 14th Street, Wilmington, DE 19805. Diamond State Salvage is 4.25 acres, (tax parcels 26.036.10-401 , 414 & 415), located along the Brandywine River.

(6) Status and History of Contamination at the Site

The conceptual model is that elevated concentrations of regulated substances at the Property are associated with former industrial practices. Former industrial practices at the Property are a potential source of regulated substances. However, certain anticipated issues were not found, such as releases of petroleum, paint solvents, and degreasing solvents. Elevated concentrations of inorganic substances were observed in both shallow and deep soils across the Site. Concentrations of PAHs, specifically benzo[a]pyrene, were reported at concentrations in shallow and deep soil samples that exceeded the HHSLs. The shallow soil sample from boring location SB-6 appears to be a hotspot for arsenic and the deep soil sample collected from boring location SB-6 appears to be a hotspot for PAHs. Twelve PAHs that were either undetected in other samples or were detected at concentrations below the applicable HHSL exceeded the HHSL in this sample. Total PCBs (congener and homolog) exceeded the HHSLs in shallow soil samples on the north and south sides of the Site. The total PCB concentration did not exceed the HHSL in any deep soil samples. Analytic results for dissolved and total inorganics in groundwater sampled from both on-site wells were reported with exceedances of the HHSLs. Surface water samples were reported with concentrations of both dissolved and total inorganic substances that exceeded the HHSLs and/or ESLs, including aluminum, barium, iron, manganese, lead, cobalt, and cyanide. Each sample was reported with four or more of these substances at concentrations that exceeded the standards. Total PCB congeners exceeded the ESL in each of the samples collected in 2022 (SW-03, the average of the parent and duplicate sample at SW-04, and SW-05). Total dioxin-like PCBs exceeded the ESL in the surface water sample from the man-made pond (SW-05) and in the surface water sample 29 from the Brandywine Creek near the on-site pond (the average of the parent and duplicate sample at SW-04). Additionally, individual PCB congener PCB-126 exceeded the ESL in the average of the parent and duplicate sample at SW-04. Regulated substances identified in sediment samples with exceedances of the HHSLs were thallium, lead, and benzo[a]pyrene HHSLs. These substances were also detected in samples analyzed of the on-site soils. The presence of these substances is common in soil and sediment in urban areas. Inorganic substances and several PAHs were also reported at concentrations that exceeded the ESLs. Each sediment sample was reported with at least one inorganic sample and one PAH with a concentration exceeding the corresponding ESL.

(7) Brownfield Site Definition

The site is not: a) not listed or proposed for listing on the National Priorities List; b) not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and c) not subject to the jurisdiction, custody, or control of the U.S. government.

(8) Environmental Assessment Required for Cleanup Grant Applications

A Brownfield Investigation Report was prepared by Duffield Associates in December 2022. This report is equivalent to a Phase II environmental site assessment. In addition to summarizing investigations completed in March 2022, it summarizes eight reports addressing previous investigations and remedial actions performed between 1994 and 2018.

(9) Site Characterization

a. N/A

b. See attached letter from the Department of Natural Resources and Environmental Control.

c. N/A

(10) Enforcement or Other Actions

There are no known ongoing or anticipated environmental enforcement or other actions related to the site for which Brownfields Grant funding is sought.

(11) Sites Requiring a Property-Specific Determination

The site is not subject to any property-specific determination.

(12) Threshold Criteria Related to CERCLA/Petroleum Liability

(1) Bona Fide Prospective Purchaser Liability Protection

One priority site for assessment is the 4.25 acre, city-owned Diamond State Salvage Site located along the Brandywine River. The Brandywine is tidal in this location, and it is also the location of 2 the largest Combined Sewer Outfall (CSO) in the City. The site is in the 100-year floodplain and subject to flooding from every direction. This vegetated, vacant site is immediately south of the East 16th Street Bridge and west of the 16th Street quarry. From 1949 to 1992, the Diamond State Salvage site was a metal salvage yard that salvaged metal from automobiles, appliances, batteries, gas cylinders, drums, and storage tanks. Salvaged metals included aluminum, copper, iron, and lead. In 2001, serious health impacts from the site prompted a USEPA Emergency Removal Action, which included removing and replacing approximately 78,000 tons of waste with imported fill material. In 2008, DNREC certified the Diamond State Salvage Site as a brownfield. Due to concerns about the adequacy of cleanup at the site, DNREC-SIRS conducted a more recent investigation that indicates the need for environmental risk assessments to determine whether additional testing is needed and to chart a path forward to move the site toward reuse.

(13) Cleanup Authority and Oversight Structure

a. Describe how you will ensure adequate oversight of the cleanup at the site(s). Indicate whether you plan to enroll in a State or Tribal response program.

The site is currently enrolled in the DNREC Voluntary Cleanup program, which it has been in since 2008, and all cleanup activities will be closely monitored by the State Agency.

(14) Community Notification

A public meeting was held on January 21, 2026 to inform the community of the grant application. Please see the attachment, which includes the public notice that was published in the local newspaper and all required notes, attendees, and discussion points from that meeting.

(15) Contractors and Named Subrecipients

No contractors or subrecipients have been identified on this contract regarding this EPA Brownfields Cleanup application.