

APPLICATION INFORMATION SHEET

1. Applicant Identification

Resilience Authority of Annapolis and Anne Arundel County
Arundel Center
44 Calvert Street
Annapolis, Maryland 21401

2. Website URL

<https://resilienceauthority.org/>

3. Funding Requested

3.a. GRANT TYPE

Single Site Cleanup

3.b. FEDERAL FUNDS REQUESTED

\$4,000,000

4. Location

Annapolis, Anne Arundel County, Maryland

5. Property Information

Spa Road Property
935 Spa Road, Lot 1,
Annapolis, Maryland 21403
Parcel number 859

Map attached.

6. Contacts

6.a. PROJECT DIRECTOR

Gabriel Cohee, Director of Programs

Resilience Authority of Annapolis and Anne Arundel County

Phone: (410) 456-0880

Email: excohe24@aacounty.org

Arundel Center

44 Calvert Street

Annapolis, Maryland 21401

6.b. CHIEF EXECUTIVE/HIGHEST RANKING ELECTED OFFICIAL

Jared Littman, Mayor of Annapolis

mayor@annapolis.gov

Phone: (410) 263-7997

160 Duke of Gloucester Street

Annapolis, Maryland 21401

Steuart Pittman, Anne Arundel County Executive

expitt99@aacounty.org

Phone: (410) 222-1821

44 Calvert Street

Annapolis, Maryland 21404

7. Population

40,689 (2024 Census estimate)

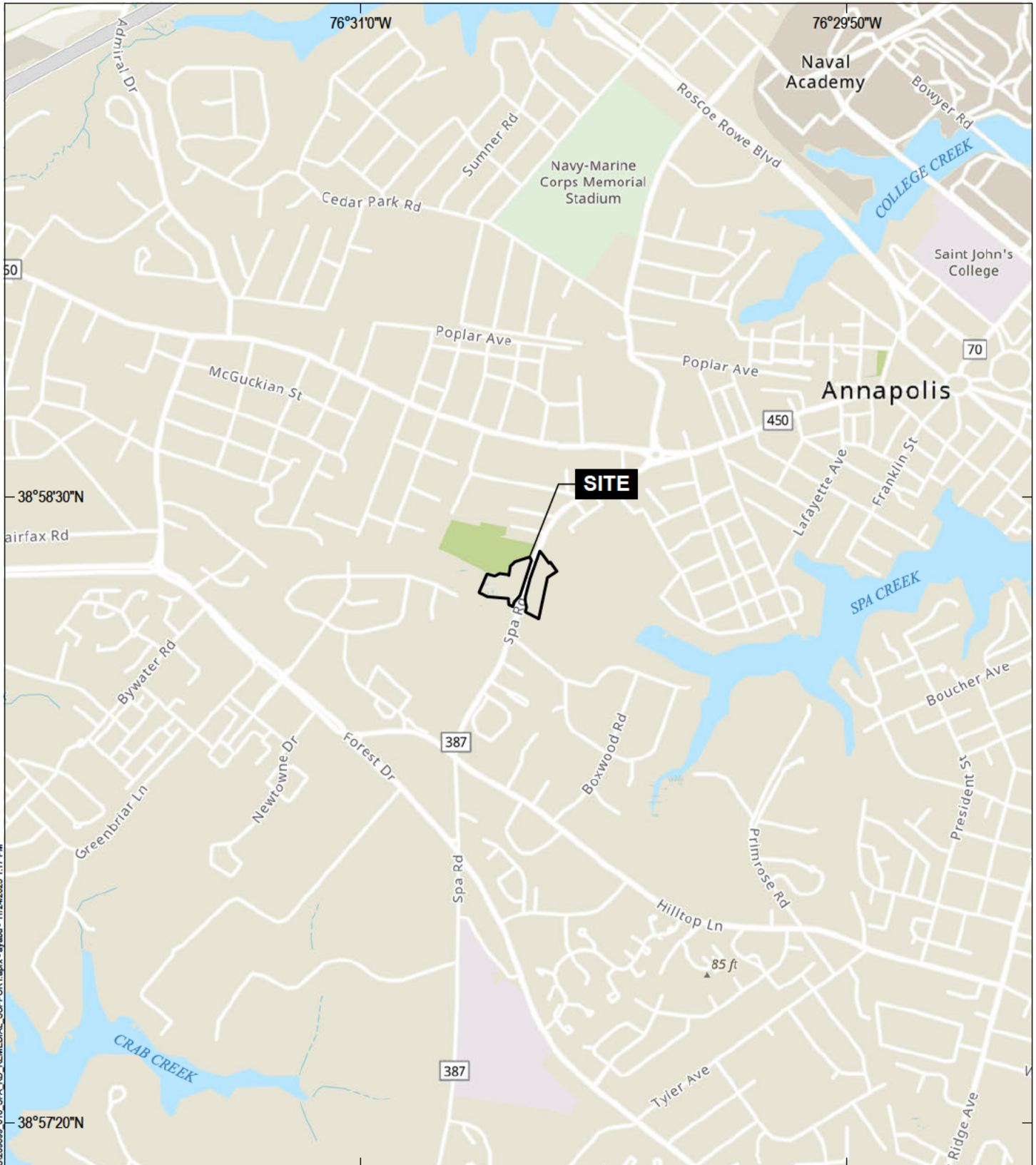
8. Other Factors

Other Factors	Page No.
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 brownfield 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-3, N-8
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).	N-1 to N-3

Other Factors	Page No.
The proposed site(s) is in a federally designated flood plain.	N/A
The reuse of the proposed cleanup site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	N-3
The reuse of the proposed cleanup site(s) will incorporate energy efficiency measures.	N-2
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	N-3
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	N/A

9. Releasing Copies of Applications

N/A



GIS: \\haleyaldrich.com\share\CF\Projects\02060969\GIS\206099_010_SPA_RD_REMEDIAL_SUPPORT.aprx - ayabu - 11/24/2025 1:17 PM



MAP SOURCE: ESRI
 SITE COORDINATES: 38°58'21"N, 76°30'36"W

**HALEY
 ALDRICH**

932 AND 937 SPA ROAD
 ANNAPOLIS, MARYLAND

PROJECT LOCUS

APPROXIMATE SCALE: 1 IN = 2000 FT
 NOVEMBER 2025

FIGURE 1

NARRATIVE

Narrative Criteria

Leveraged Resources Attachment

NARRATIVE CRITERIA

1. Project Area Description and Plans for Revitalization

TARGET AREA AND BROWNFIELDS

1.a. Overview of Brownfield Challenges and Description of Target Area

The Resilience Authority of Annapolis and Anne Arundel County (RA) seeks a \$4 million U.S. Environmental Protection Agency (EPA) Brownfields Cleanup Grant to remediate a contaminated site in the City of Annapolis, Maryland. The RA is a regional authority that improves resilience to extreme weather throughout Anne Arundel County, Maryland (the County, pop. 292,506, 588 sq mi). The County is along the western shore of the Chesapeake Bay (the Bay) about 30 miles east of Washington, D.C. and south of Baltimore, Maryland. The City of Annapolis (the City, pop. 40,744, 8.1 sq mi) is the largest city in the County, and sits on a low-lying peninsula in the central County, at the confluence of the Severn River and the Bay. The Target Area (TA) is Census Tract (CT) 7065 (1.1 sq mi), where the proposed brownfield site (Site) is located, and neighboring CT 7064.03 (.53 sq mi), which adjoins the Site's southern boundary, is underserved and will benefit from Site reuse.¹ The TA is in the central City, west of the downtown historic district, and bound to the north by Highway 450 and the U.S. Naval Academy; to the west by Forest Drive; to the south by South River; and to the east by Spa Creek, the Severn River, and the Bay.

The City was founded as a Puritan settlement in 1649. It had a thriving shipping and fishing industry from the 1700s to the mid-1800s, but began losing commercial dominance as neighboring Baltimore's ports expanded. In the late 1800s, the City's economy shifted to government, education, and services. Landfills and public works yards developed in the TA, which was previously on the City's outskirts, away from neighborhoods. As the City grew away from its historic center, its peninsular location, aging infrastructure, and flood risk all limited land available for building housing. In the 20th century, housing and neighborhoods expanded into the TA, west from the historic center. Homes, schools, and low- to moderate-income neighborhoods surrounded former landfills, decommissioned incinerators, and other sites contaminated with metals, petroleum, and hazardous substances. Today, these brownfields in what used to be the City's outskirts are now closer to its geographic center, and constrain housing production and economic development because they occupy some of the best remaining land available.

Increasingly frequent flooding compounds brownfields impacts by further limiting available land for housing. The City experiences both tidal nuisance flooding and catastrophic flooding from extreme weather. Floods close streets and damage property several times per year. Increasing trends are visible : in 2020, downtown experienced 194 hours of flooding, a 38% increase over 2016.² In 2022, flooding cost 38 highly impacted local businesses \$4.1 million in lost revenue, and reduced wages by \$1 million.³ Floods also wash brownfields contaminants like mercury and polychlorinated biphenyls (PCBs) into the Bay, the US' largest estuary, which received a C+ health grade in 2024.⁴ There, toxins harm wildlife like Maryland blue crabs, which reached a 30 year low in 2025, causing cascading losses to the City's \$1.4 billion/year seafood industry and raising concerns about toxic exposure for human consumers.⁵

The TA is home to low- and moderate-income neighborhoods, and to community assets like the Chesapeake Children's Museum. Residents have repeatedly identified affordable, higher-quality housing and improved access to waterfront, greenspace, and recreation as critical needs. While the TA historically occupied the City's hinterlands, today it has the potential to be well connected to jobs, services, and major institutions like the Anne Arundel Medical Center (AAMC), the City's largest hospital. Parts of the TA are also less acutely vulnerable to flooding compared to other parts of the City, but brownfields make land redevelopment infeasible without remediation, which the RA and the City are both unable to fund (2.a). By supporting brownfields cleanup, this grant will remove contamination, reduce threats to human and environmental health, and unlock valuable, well connected developable land with high-impact redevelopment potential and substantial community interest. This will enable

¹ Maryland EnviroScreen (2024).

² City of Annapolis. (2025). Flooding Data.

³ City of Annapolis. (2023). Hazard Mitigation Plan.

⁴ University of Maryland Center for Environmental Science. July 10, 2024. Chesapeake Bay Report Card.

⁵ Maryland Matters. (January 5, 2023). "Chesapeake Bay still in poor health, blue crabs suffering, says State of the Bay Report."

reuse that includes housing, community-serving retail, improved mobility, trails, greenspace, and waterfront access in a historically underserved area.

1.b. Description of the Proposed Brownfield Site(s)

The proposed brownfield site (the Site), located at 935 Spa Road, Lot 1, encompasses 6.45 acres and is centrally located within the City. Spa Road bisects the Site, providing north-south connectivity and direct access to downtown Annapolis and the Historic District. The Site is bordered on the north by housing and the Spa Creek Trail; on the east by the Weems-Whelan (WW) Field and Bates Middle School; on the west by the Bates Heritage Complex, which includes senior housing, a senior center, a Boys & Girls Club, and Cal Ripken Field; and on the south by Spa Creek, a fish-bearing tributary to the Bay identified as a high priority for restoration (1.c). The eastern portion of the Site hosted Spa Creek Landfill from the mid-1910s until 1934, boundaries of which are uncertain. In 1934, the City constructed an incinerator and landfilled ash adjacent to it. The City demolished the incinerator in 1949. Automotive garages and municipal offices occupied the eastern Site until 2018, when they were demolished. Today, the western Site functions as a City Department of Public Works (DPW) hub with an active maintenance garage, salt storage dome, and materials yard, while the eastern portion contains an active DPW fueling station.

A 2025 Phase II identified at least 13 metals in Site soils, including arsenic, chromium and hexavalent chromium, and mercury at concentrations up to 900% above residential cleanup criteria; along with volatile organic compound (VOC) ethylbenzene; five semi-VOCs, including naphthalene and benzo(a)pyrene; and multiple petroleum products, including diesel. Site groundwater and water in Spa Creek contain elevated levels of metals, including arsenic, lead, and cadmium, while Spa Creek sediments are contaminated with metals and benzo(a)pyrene. These contaminants pose significant risks to human health, local ecosystems, and those who consume fish from the area (2.b).

REVITALIZATION OF THE TARGET AREA

1.c. Reuse Strategy and Alignment with Revitalization Plans

The Site is planned for mixed-income, mixed-use redevelopment, including housing, commercial space to support community needs, economic development, job creation, and green space. This reuse strategy aligns with multiple local and regional plans that were informed by community feedback and prioritize housing, environmental protection, and outdoor recreation. Among these adopted plans, the Site receives specific attention in both the Eastport Choice Neighborhood Initiative (CNI) Transformation Plan (adopted by HUD in 2023 and by the City in 2024) and the Annapolis Ahead 2040 Comprehensive Plan (adopted by the City in 2024). The CNI plan developed with extensive input from low- and moderate-income communities in and around the TA, including public housing residents, and focuses on the revitalization and redevelopment of the City's largest public housing community, located two miles from the Site. The CNI plan includes the Site as part of this revitalization, given its proximity and value as a location for expanded housing stock that can reduce displacement risk for existing public housing residents. The Comprehensive Plan identifies a regional shortage of 60,000 subsidized units to serve economically impoverished households and facilitate access to economic opportunity. The Annapolis 2025 Equitable Public Water Access Plan identifies the need to improve the Spa Creek Trail bordering the Site and create an extension to provide water access at the neighboring Bates Middle School and Chesapeake Children's Museum. Public comments during plan development recommended that the City participate in a Maryland Department of Natural Resources (MDNR) safe seafood program due to concerns about exposure to toxins in fish and crabs, which Site cleanup and reuse can help mitigate by reducing contamination release. The nonprofit Severn River Association's 2024 Severn River Action Plan identifies Spa Creek as the #2 priority subwatershed for restoration across the entire 81-sq. mi. Severn River watershed and its 108 subwatersheds. Finally, the City's 2025 Transit Development Plan redirects a portion of the "Red Route" to run along Spa Road, providing missing north-south connectivity and connecting the City's major hospital to the Eastport Shopping Center while serving the Site and future housing development. The Site is not in a floodplain.

1.d. Outcomes and Benefits of Reuse Strategy

Site reuse will benefit TA residents by expanding safe, mixed-income housing stock, which research shows tends to disproportionately benefit low-income residents, especially young children.⁶ Mixed-use redevelopment will also expand commercial space to support economic development and small business growth in the TA. Buildings will incorporate energy-efficiency measures per local code and consider integration of solar panels into design. After Site reuse, improved bus service along Spa Road will provide missing north-south transit connectivity and enhance connections to services and jobs at regional hubs, including AAMC, the City’s largest medical center. Currently, TA residents living near the Site must take three buses to reach AAMC; after Site reuse, a single bus will connect the two locations (1.c), and complete-streets investments will improve pedestrian and bicycle safety. Reuse will also generate green space adjacent to housing, and a proposed extension of Spa Creek Trail will promote safe outdoor activity and water access in the TA for students at Bates Middle School and the Boys & Girls Club, families visiting the Chesapeake Children’s Museum, and low- and moderate-income residents. By installing stormwater (SW) infrastructure necessary for redevelopment, reuse will filter SW that currently flows untreated from the Site into Spa Creek. Reducing polluted runoff will improve water quality and protect aquatic life, supporting both the health of the Bay and safe fishing, since contamination exposure risk can be significant for people who engage in subsistence seafood hunting, many of whom also experience low income.⁷ Improved SW infrastructure will enhance nn to extreme weather, reducing flood risk in an area vulnerable to both storm-driven runoff and tidal flooding from Spa Creek, which is susceptible to sea level rise. Use of solar energy in housing can also improve resilience by reducing future residents’ exposure to power outages during extreme weather.

STRATEGY FOR LEVERAGING RESOURCES

1.e-g. Resources Needed for Site Characterization, Remediation, and Site Reuse

The Site is fully characterized and requires no additional assessment. This grant, combined with external resources, will be sufficient to complete cleanup (see 3.b and attached leverage documentation). If additional investigation or cleanup funding is needed, the RA will seek funding from the Maryland Department of the Environment (MDE), per Table 1. Because WW Field, which is adjacent to the Site, will add substantial value to future Site residents, Site reuse will leverage the City’s investment to remediate and redevelop it. WW Field is the only City-owned sports field and was built in 1954 after the City leased land adjacent to the Site to the Annapolis Athletics Club. WW Field was heavily used by youth sports teams but closed in 2020 following discovery of debris from incinerator ash, including glass and wire, as well as arsenic, chromium, and lead in soil that exceed state cleanup levels. Costs for remediation of WW Field are still being determined but could be \$2.5 to \$3 million. To return WW Field to recreational use as quickly as possible and address the serious gap in outdoor recreational space due to its closure, the City will remediate WW Field separately from this grant on an accelerated timeline.

Table 1. Resources Needed for Site Characterization, Remediation, and Reuse

Name of Resource	Resource Designation	Secured or Unsecured?	Additional Details or Information About the Resource
Choice Neighborhoods Initiative (CNI) Grant –Maryland Dept. of Housing and Urban Development	(1.g) Reuse	Secured	\$1M grant awarded for affordable housing planning at the Site
CNI City Matching Funds	(1.g) Reuse	Secured	\$1M match commitment for affordable housing planning at the Site
Program Open Space (MDNR)	(1.g) Reuse	Secured	\$1M grant to support redevelopment of WW Field post-remediation

⁶ Chetty, Hendren and Katz. (2016). “The Effects of Exposure to Better Neighborhoods for Children: New Evidence from the Moving to Opportunity Experiment.” *American Economic Review*.

⁷ Nieman, C. et al. (April 2021). “Fishing for food: Values and benefits associated with coastal infrastructure.” *PLOS One*.

Name of Resource	Resource Designation	Secured or Unsecured?	Additional Details or Information About the Resource
Public-Private Partnership (via potential ground lease(s) with developer(s))	(1.g) Reuse	Not secured	Via an RFP process, the RA will seek a potential developer ground lease that could provide significant capital for affordable housing construction.
Brownfields Revitalization Incentive Program (MDE)	(1.e and 1.f) Assessment, Remediation	Not secured, eligible	Offers grants, loans, and property tax credits to support assessment and remediation
Bay Restoration Fund Wastewater Grants (MDE)	(1.g) Reuse	Not secured, eligible	Supports SW projects by local governments, will support design/development of SW infrastructure on Site, sufficient to support redevelopment
Council of Development Finance Agencies	(1.g) Reuse	Not secured, eligible	Offers financing for housing and infrastructure development to support reuse
HUD Community Development Block Grants, Section 108 Loan Guarantees	(1.g) Reuse	Not secured, eligible	Offers financing for housing and infrastructure development to support reuse
U.S. Economic Development Admin. Public Works Program	(1.g) Reuse	Not secured, eligible	Supports infrastructure investment, could fund SW upgrades and other infrastructure improvements for reuse

1.h. Use of Existing Infrastructure

This grant will facilitate reuse of multiple types of existing infrastructure. Spa Road, a major thoroughfare, bisects the Site and provides north-south connectivity and transit access. The Site is served by public water and sewer, as well as electricity and broadband. The Site lacks SW infrastructure, which is required for redevelopment. Reuse will install new SW infrastructure that complies with all state requirements, such as bioswales, rain gardens, and bioretention ponds. Table 1 shows resources available for SW design and construction.

2. Community Need and Community Engagement

COMMUNITY NEED

2.a. The Community's Need for Funding

The RA receives a modest budget from the County and City but must raise additional funds to carry out resilience projects across both jurisdictions. The RA's staff of three is small, at capacity, and the RA has no discretionary budget to hire additional staff or support cleanup. It is unable to remediate the Site without EPA funds. The City is unable to fund cleanup because its population size and tax base cannot generate sufficient revenue to provide adequate services to low-income populations who depend on them, like those in the TA, while also managing increasingly expensive flood prevention, response and repair needs, which are growing due to the City's low elevation, aging infrastructure, and more frequent extreme weather (1.a).⁸ The City's Colonial Historic District, located east of the TA in downtown, preserves the largest concentration of intact 17th- and 18th-century buildings in the nation and compounds this challenge. It is at significant risk of flooding, and the nature of its historic buildings and infrastructure escalate already significant costs of flood prevention, damage, and response. Beyond what it has committed to support expenses this grant and the RA cannot cover, the City has no additional funding available to support cleanup (3.b).

The Site is located in CT 7065 at its boundary with CT 7064.03 (collectively, the TA). Because census tracts cover large areas, higher-income neighborhoods in other areas of both tracts, farther away from the Site, can skew economic and demographic data and fail to show the community's low income. Both CTs that comprise the TA include economically distressed populations who rely on public services for basic needs, and who are disproportionately impacted by contamination from governmental activities (2.d). Poverty in CT 7064.03 is 11.5%, which exceeds City levels (7.2%) by 60% and County levels (5.5%) by 109%. In CT 7064.03, 13.7% of households

⁸ City of Annapolis. (2023). Hazard Mitigation Plan.

receive SNAP benefits⁹, which is 52% above the City average (9%). In CT 7065, unemployment (5.8%) exceeds the City average (4%) by 45%¹⁰, and educational attainment is also lower: 17.6% of residents lack a high school diploma, exceeding City (12.1%), County (12.1%), state (12.3%), and national (11.6%) averages.¹¹ The average TA home was built before 1978, which increases exposure risks to toxins and potential related health effects (2.c). People with lower incomes spend 77% of income on basic necessities and are less likely to be able to move or to make housing upgrades to reduce exposure risks.¹² The average home value for the 45 properties along Spa Road closest to the Site is \$330,000, which is 82% below the City's average (\$602,148) and 33% below the County's (\$495,058).¹³ Local and state resources are insufficient to fund the entire cleanup, without which Site reuse (and associated secured planning resources, see 1.g) cannot proceed.

2.b. Health or Welfare of Sensitive Populations

Across both CTs, older adults comprise an average of 16.5% of residents; in CT 7064.03, 74% more older adults live in poverty (8.9%) compared to the City (5.1%). The proportion of children under 18 living in poverty in CT 7064.03 (22.6%) is three times higher than the City (7.6%), almost four times higher than the County (5.8%), and twice the level in the state (11.5%). The proportion of people with disabilities is 11.3% in CT 7065 and 8.4% in CT 7064.03, and women of childbearing age (15-44) comprise 29% of CT 7065 and 36.4% of CT 7064.03.¹⁴ Key health issues include exposure to brownfields, for which CT 7065 is in the 91st state percentile and CT 7064.03 is in the 63rd. Air pollution is also a concern due to ozone, diesel particulate, traffic and toxic releases—both CTs rank in the 58th to 70th state percentile for at least one of these pollutants.¹⁵ Cost, safety, and quality of housing are welfare issues. The median year of housing construction in the TA is 1978 or earlier, which increases risk of exposure to multiple toxins, including lead, asbestos, and PCBs.¹⁶ On average, the TAs are in the 55th percentile for lead paint risk in housing.¹⁷ Exposure to hazardous substances via brownfields or low-quality housing poses particular risks to sensitive populations due to pre-existing conditions or developing immune systems. Housing built pre-Americans with Disabilities Act (ADA) in 1991 may also pose challenges for people with limited mobility. Limited transit options further constrain access to services, jobs, healthcare, and outdoor recreation, which can negatively impact health. For example, access to AAMC from the TA by bus is limited (1.d). This may contribute to reduced healthcare access and delayed treatment, which research has linked to poorer health outcomes.¹⁸ It may also compound food access challenges. SNAP participation in CT 7064.03 (13.7%) is 52% higher than the City (9%). At nearby Bates Middle School, 55% of students receive free or reduced-price lunch, compared to 43% of public school students county-wide.¹⁹ Lack of food access may make some TA residents more likely to engage in subsistence fishing, which can increase exposure to contaminants such as PCBs, mercury, and PFOS.²⁰ Anecdotally, although fish consumption warnings are posted near the Site, people are frequently observed fishing in Spa Creek. Finally, obesity in the TA averages 35.2% and exceeds national averages²¹, and access to safe, healthy outdoor recreation via parks, trails, and the waterfront is extremely limited. Reuse plans reduce these threats by developing affordable, high-quality housing; improving transit access to AAMC, jobs, and other services; creating space for community-serving retail (such as grocery stores); and expanding existing trails and offering easy access to recreational greenspace at WW Field and Spa Creek. These reuses reduce cumulative environmental exposures that may result in elevated disease burdens, and increase access to outdoor recreation in a healthier environment and promote social connection, all of which benefit the health of sensitive groups.

⁹ Supplemental Nutrition Assistance Program, colloquially known as food stamps.

¹⁰ U.S. Census 2023 American Community survey 5-year estimates (2018-2022).

¹¹ U.S. Census 2023 American Community survey 5-year estimates (2018-2022).

¹² Maryland Center on Economic Policy (June 2022). "Rising Cost of Essential Goods Disproportionately Affects Low-Income Marylanders."

¹³ Data from Countyoffice.com and Zillow.com.

¹⁴ U.S. Census 2023 American Community survey 5-year estimates (2018-2022).

¹⁵ Maryland EnviroScreen (2024).

¹⁶ U.S. Census

¹⁷ Maryland EnviroScreen (2024)

¹⁸ Jasninder and Daug (June 7, 2024). "Reducing Hospital Readmissions." National Library of Medicine.

¹⁹ Maryland State Dept. of Education. (2025). Free and Reduced-Price Meals Data.

²⁰ MDE. (2025). Maryland Fish Consumption Advisories for Recreationally Caught Fish in Anne Arundel County, MD.

²¹ CDC PLACES Data (2023).

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

Elevated cancer and heart disease rates in the TA are indicative of potential persistent exposure to hazardous substances or petroleum. Rates of heart disease average 5.8% across the TA and exceed City levels (5.2%) by 12% and County levels (5%) by 16%. Cancer rates (non-melanoma) in CT 7065 (7.9%) exceed City averages (6.9%) by 14%, and County averages (7.2%) by 10%. Adult asthma prevalence averages 10.85% across the TA and indicates long-term exposure to poor air quality that could be associated with proximity to transportation corridors and older housing without modern air filtration systems. Site cleanup and reuse will help mitigate cumulative environmental and health burdens by building new housing to reduce exposure risks and connecting it to transit to improve access to healthcare and other services (1.d). Co-locating affordable housing with assets like the Spa Creek Trail and WW Field will enhance access to safe outdoor recreation, which can improve cardiovascular and mental health outcomes, identified as a priority in the City’s Comprehensive Plan.

2.d. Economically Impoverished/Disproportionately Impacted Populations

This grant will reduce threats to TA residents experiencing poverty by expanding affordable, healthy housing stock that is served by expanded transit routes and improving access to jobs and services. County-wide, median rental costs are up 19% since 2019, more than anywhere else in Maryland. This has significantly outpaced income growth for low- and moderate-income households, whose purchasing power has eroded over the last two decades.²² 47% of City renters are rent burdened and pay more than 30% of income for housing.²³ Housing and transportation costs in the TA can total up to 76% of annual income.²⁴ Site redevelopment will provide low-income TA residents improved access to jobs collocated with housing, which will improve economic opportunity without the expense of a car.

Reuse will limit contaminants entering Spa Creek and the Chesapeake Bay. Improved water quality will benefit economically impoverished people who are more likely to live near impaired waterways and to engage in subsistence fishing/seafood hunting, which can increase risks of contamination exposure (1.d).

COMMUNITY ENGAGEMENT

2.e-f. Project Involvement and Project Roles

Table 2. Selected Organizational Involvement and Roles

Name of Organization/ Entity	Point of Contact	Specific Involvement/ Assistance Provided
Housing Authority of the City of Annapolis (HACA) . Mission: provide quality housing based on need and income.	Melissa Maddox-Evans, CEO Mmaddox-evans@hacamd.org ; (410) 267-8000	Support outreach to Site neighbors, particularly low-income households. Assist with hosting meetings, distributing project information through resident networks, and providing feedback on reuse plans.
Wiley H. Bates Middle School is a local public school adjacent to the Site.	Joe Lustgarten, Principal jlustgarten@aacps.org ; (410) 263-0270	Host educational sessions, share information via school and family channels, and support age-appropriate education related to brownfields and environmental health.
City of Annapolis is the municipality where the Site is located	Allyson De Matteo, Engineer II/Project Manager amdematteo@annapolis.gov	Support remediation and reuse through capital project funding; remediate adjacent WW Field; collaborate with RA to support coordinated, effective community outreach.
Spa Creek Conservancy . Mission: Steward the Spa Creek watershed through education and restoration.	Amy Clements, President [REDACTED] phone not available	Provide technical assistance/best practices/feedback related to watershed protection, SW management, and potential impacts to Spa Creek throughout cleanup/reuse. Assist with outreach to stakeholders and volunteers.

²² Maryland Center on Economic Policy (June 2022). “Rising Cost of Essential Goods Disproportionately Affects Low-Income Marylanders.”; *The Baltimore Banner*. (Nov. 4, 2025). “Rent in Anne Arundel County is up more than anywhere in Maryland.”

²³ City of Annapolis. (Nov. 16, 2020). “Housing Affordability Task Force Needs Assessment Study Report.”

²⁴ Center for Neighborhood Technology (2025). *Housing + Transportation Cost Index*.

Name of Organization/ Entity	Point of Contact	Specific Involvement/ Assistance Provided
Severn River Association . Mission: Connect people to protect the Severn River.	Jesse Iliff, Exec. Director jesse@severnriver.org ; (410) 774-0317	Provide technical assistance related to watershed protection, SW management, and potential impacts to Spa Creek. Assist with outreach to stakeholders and volunteers.
Play Annapolis . Mission: Provide all youth access to recreation/sports year-round.	Stacy Smith, Exec. Director director@playannapolis.org ; phone not available	Assist with outreach and provide technical assistance related to supporting remediation and reuse efforts that will allow safe recreation spaces for children at WW Field.

2.g. Incorporating Community Input

Following grant award, the RA will develop a Public Involvement Plan (PIP) that includes strategies to engage a range of stakeholders, including Site neighbors, seniors, renters, small business owners, youth and young families, individuals with limited internet access or limited English proficiency, and elected and community leaders. The RA will convene a Brownfields Advisory Committee (BAC) that includes invited partners listed in Table 2. The BAC will meet quarterly to review progress, provide feedback, and support information-sharing. The RA anticipates holding four public project meetings: one prior to cleanup activities (winter 2026), one during cleanup planning (spring 2027), one during cleanup (winter 2027), and one post-cleanup (spring 2028). Meetings will be hybrid, with virtual options provided when feasible to maximize access and participation.

The RA will advertise engagement opportunities and provide updates through websites, social media, email distribution lists, and flyers posted at gathering places like libraries and community centers. Meetings will occur in ADA-compliant locations, with accommodations provided upon request. Materials will be in plain language, with interpretation available. The RA will consider transportation assistance for people with limited mobility. The RA will provide opportunities for public comment on its websites between meetings, and will work with its qualified environmental professional (QEP) to directly engage Site neighbors, share information and address concerns. The QEP will address technical questions; RA staff or partners (Table 2) will address questions about reuse and community impacts.

3. Task Descriptions, Cost Estimates, and Measuring Progress

3.a. PROPOSED CLEANUP PLAN

Site cleanup will consist of targeted soil excavation and capping. Soil will be excavated where contaminant concentrations exceed cleanup criteria beneath proposed buildings. Excavated soils will be characterized and disposed of off-site at an appropriate facility. In non-buildable portions of the Site, cleanup will consist of recreational and/or landscaped areas, and asphalt parking or roads that incorporate engineering controls designed to prevent exposure to underlying residual contaminated soils that will remain in place. Capping media will consist of a 2-ft layer of certified clean soil placed atop a geotextile marker fabric. For asphalt parking and roads, capping will consist of 4-in. of paved asphalt atop a gravel subbase to minimize SW infiltration into landfilled media and reduce human and environmental exposure risk via groundwater and Spa Creek. Vapor barriers beneath proposed building footprints will address potential vapor intrusion concerns associated with subsurface contamination. Consistent with housing-focused reuse plans, cleanup will implement institutional controls to restrict certain land and water uses and require development and implementation of a soil management plan, long-term monitoring, and an operation and maintenance plan with annual inspections. Details will be determined in consultation with MDE during cleanup planning.

DESCRIPTION OF TASKS/ACTIVITIES AND OUTPUTS

3.b-e Project Implementation, Anticipated Project Schedule, Task/Activity Lead, and Outputs

Table. 3 Tasks and Activities

Task 1 – Project Management
b. <u>Project Implementation, EPA-funded tasks:</u> Three RA staff will attend one National Brownfields Training Conference and 2 state or regional conferences. QEP will develop quarterly, annual, and the Assessment, Cleanup and Redevelopment Exchange System

(ACRES) documentation/reporting and will meet monthly with RA to review progress, monitor timelines and budget, and adjust to achieve project goals. Non-EPA-funded tasks: The RA will procure a QEP in compliance with 2 CFR 200.317-326 and all applicable EPA guidelines and best practices. The RA will oversee QEP and review quarterly, annual and ACRES documentation/reporting. The RA and QEP will meet monthly to review progress and budget.

c. Anticipated Project Schedule: Ongoing throughout grant period. Work will begin upon completion of the MDE-approved Remedial Action Plan (RAP) (assumed May 1, 2026) and continue through June 30, 2030.

d. Task/Activity Lead: The RA will serve as the Task Lead, with day-to-day project management support provided by the QEP under contract to the RA.

e. Outputs: Up to 48 project team meetings; monthly 1-page MDE updates summarizing completed and anticipated work; 16 quarterly reports; attendance at one National Brownfields Conference and three state or regional conferences; and one closeout report detailing grant activities, cleanup progress, and remaining needs.

Task 2 – Community Engagement

b. Project Implementation, EPA-funded tasks: QEP will support RA with PIP development and conducting community engagement activities, plus recording, analyzing, and responding to input throughout the cleanup process. Production of posters and printing to support outreach. Non-EPA-funded tasks: The RA will develop a PIP, issue quarterly project updates, and conduct community meetings at key milestones. The RA will work closely with project partners and QEP to conduct outreach to impacted stakeholders.

c. Anticipated Project Schedule: August 1, 2026 to April 30, 2029. Community meetings are planned for August 2026 (pre-construction and cleanup plan development), December 2026 and March 2027 (mobilization and cleanup), April 2029 (post-cleanup). Additional meetings will be held as needed.

d. Task/Activity Lead: RA, Assist: QEP

e. Outputs: One PIP; 16 quarterly updates; four community open houses (with notes, attendance, and recordings); 16 press releases/website updates/social media posts; and direct community outreach (with notes and summaries).

Task 3 – Cleanup Planning

b. Project Implementation, EPA-funded tasks: Hold a 30-day public review and comment period of draft Analysis of Brownfields Cleanup Alternatives (ABCA); finalize ABCA to incorporate public and regulatory comments and obtain EPA Region 3 Project Manager approval; secure all permits and regulatory approvals; develop Site cleanup plans, including a Health and Safety Plan (HASP) and Quality Assurance Project Plan (QAPP); complete 100% design documents; prepare bid documents and procure cleanup contractors.

c. Anticipated Project Schedule: ABCA finalized by Dec. 31, 2026. All permits/approvals, QAPP, HASP and SAP complete/approved by April 2027. Bid documents complete by May 2027. Contractor selected by July 2027.

d. Task/Activity Lead: QEP, Assist: RA

e. Outputs: 1 final ABCA; 1 HASP, QAPP, SAP; 100% design documents; 1 set of bid documents; 1 cleanup plan

Task 4 – Site Cleanup

b. Project Implementation, EPA-funded tasks: RA will competitively procure a remediation contractor in compliance with 2CFR 200.317-326, which Project Manager will oversee with MDE assistance. Contractor cleanup activities will include soil excavation, capping, and subslab vapor barrier installation. MDE will work with the RA to ensure cleanup meets state and federal regulations and that the Site advances toward regulatory closure in accordance with MDE VCP Certificate of Completion requirements. Non-EPA-funded tasks: The City will contribute \$1,874,750 to complete soil disposal costs that exceed EPA grant funds, and to remove the existing salt storage dome and DPW underground storage tanks at the Site. See attached leverage documentation.

c. Anticipated Project Schedule: Procure contractor by Aug. 2027, begin cleanup Oct. 2027, complete by June 2030.

d. Task/Activity Lead: Contractor, Assist: RA, QEP

e. Outputs: excavation of contaminated media, installation of vapor barrier, capped land for residential/recreational use; 1 grant close-out report detailing cleanup progress and any remaining needs.

3.f. Cost Estimates

The RA does not plan to make subawards or support participant support costs using this grant. The RA requests de minimis (5%) indirect costs to implement the grant. It will leverage staff time at the rate of \$93/hr (\$65/hr + 43% fringe), at an estimated value of \$87,001.

Table 4. Budget Table

Budget Categories		Project Tasks (\$)				
		Task 1: Project Management	Task 2: Community Outreach	Task 3: Cleanup Planning	Task 4: Site Cleanup	Total
Direct Costs	Travel	\$ 9,300	\$ -	\$ -	\$ -	\$ 9,300
	Equipment	\$ -	\$ -	\$ -	\$ -	\$ -
	Supplies	\$ -	\$ 300	\$ -	\$ -	\$ 300
	Contractual	\$ 29,000	\$ 23,000	\$ 285,000	\$ 368,350	\$ 705,350
	Construction	\$ -	\$ -	\$ -	\$ 3,063,385	\$ 3,063,385
	Other	\$ 2,475	\$ 714	\$ 28,000	\$ -	\$ 31,189
Total Direct Costs		\$ 40,775	\$ 24,014	\$ 313,000	\$ 3,431,735	\$ 3,809,524
Indirect Costs		\$ 2,039	\$ 1,201	\$ 15,650	\$ 171,587	\$ 190,476
Total Budget (Direct + Indirect)		\$ 42,814	\$ 25,215	\$ 328,650	\$ 3,603,322	\$ 4,000,000

Table 5. Cost Estimate Table

Task	Cost Basis and Assumptions (\$250/hr for QEP, \$200/hr for MDE)
1. Project Management	<p>Travel Costs for 3 RA staff: <u>\$9,300</u>. <i>National Brownfields Training Conference</i> (1 conference x \$2,000/person x 3 people = \$6,000). <i>Regional Brownfields Conferences</i> (2 conferences x \$550/person x 3 people = \$3,300).</p> <p>Contractual Costs: <u>\$29,000</u>. 48 project team meetings (48 x \$250/hr x 1 hr = \$12,000); 16 quarterly and ACRES reports (16 reports x 2 hrs x \$250/hr = \$8,000); Annual Reporting (2hrs/year x 4 years x \$250/hr = \$2,000); 1 draft final summary report (\$250/hr x 28 hrs = \$7,000).</p> <p>Other: <u>\$2,475</u>. Conference registration fees (1 national + 2 regional conferences x 3 people x \$275/conference) = \$2,475</p> <p>Indirect Costs: <u>\$2,039</u>. (Facility and administration costs including office rental, leadership, accounting, and personnel)</p>
2. Community Outreach	<p>Supplies: <u>\$300</u>. Nametags, pens, flipcharts for community meetings (4 mtgs x \$75/mtg = \$300)</p> <p>Contractual Costs: <u>\$23,000</u>. QEP support for PIP (4 hrs x \$250/hr = \$1,000); support at community outreach meetings (8 hrs/meeting x 4 meetings = 32 hrs x \$250/hr = \$8,000); Articles/media updates (2 hrs/quarter x 16 quarters = 32 hrs x \$250/hr = \$8,000); Support RA with direct outreach and engagement with key constituencies outside of community meetings (24 hrs x \$250/hr = \$6,000).</p> <p>Other: <u>\$714</u>. Printing for community outreach (4 large posters x \$151/ea = \$604, 550 flyers/agendas x \$0.20/ea = \$110).</p> <p>Indirect Costs: <u>\$1,201</u>. (Facility and administration costs including office rental, leadership, accounting, and personnel)</p>
3. Cleanup Planning	<p>Contractual Costs: <u>\$285,000</u>. ABCA Update/Finalization (100 hrs x \$250/hr = \$25,000); Remedial design documents (500 hrs x \$250/hr = \$125,000); Permitting support (200 hrs x \$250/hr = \$50,000); Develop QAPP (40 hrs x \$250/hr = \$10,000); Develop site workplans (200 hrs x \$250/hr = \$50,000); Final design and bid support with contractor (100 hrs x \$250/hr = \$25,000)</p> <p>Other Costs: <u>\$28,000</u>. MDE design oversight (140 hrs x \$200/hr = \$28,000)</p> <p>Indirect Costs: <u>\$15,650</u>. (Facility and administration costs including office rental, leadership, accounting, and personnel)</p>
4. Site Cleanup	<p>Contractual Costs: <u>\$368,350</u>. Project contracting and contractor coordination (200 hrs x \$250/hr = \$50,000); CMMP, geotechnical evaluation, QAPP, HASP (400 hrs x \$250/hr = \$100,000); Construction oversight (400 hrs x \$250/hr = \$100,000); Field supplies (\$18,350 Lump Sum); Progress reporting (200 hrs x \$250/hr = \$50,000); As-builts and project closeout (200 hrs x \$250/hr = \$50,000).</p> <p>Construction Costs: <u>\$3,063,385</u>. Surveying (250 hrs x \$200/hr = \$50,000); Vapor Barrier installation (32 rolls x \$550/roll = \$17,600); Subslab depressurization system installation (38,000 sq ft x \$15/sq ft = \$570,000); Asphalt cap (49,000 sq ft x \$10/sq ft = \$490,000); Soil T&D to 'Subtitle D' Landfill (17,750 tons x \$80/ton = \$1,420,000); Removal of existing asphalt cover (2,682 tons x \$14/ton = \$37,548); Removal of Asphalt subbase (1,341 tons x \$17/ton = \$22,797); Geotextile marker fabric for capping detail (40 rolls x \$1,054/roll = \$42,160); 2-foot clean soil cap (11,164 tons x \$20/ton = \$223,280); characterization for waste disposal (\$50,000 Lump Sum); Well Abandonments (\$20,000 Lump Sum); Air Monitoring Equipment (\$20,000 Lump Sum); Air Monitoring during construction (\$100,000 Lump Sum).</p> <p>Indirect Costs: <u>\$171,587</u>. (Facility and administration costs including office rental, leadership, accounting, and personnel)</p>

RA staff time in excess of that identified in Table 5 will be leveraged in-kind at the estimated rate of \$93/hour (\$65/hr salary + 43% fringe).

3.g. Plan To Measure And Evaluate Environmental Progress And Results

The RA will use software to track and evaluate progress monthly, coordinating with the QEP. It will use the results to measure and report outputs and other deliverables with quarterly progress reports. Measurement will compare quarterly achievement to output/outcome goals, so that deviations can be rapidly identified and corrected. Anticipated outputs include soil excavations, construction of engineering controls, preventing SW infiltration into contaminated soil, and reducing entry of contaminated groundwater into Spa Creek. Groundwater monitoring wells and creekbanks along the Site's perimeter will be monitored in early fall when movement of groundwater towards Spa Creek is greatest due to rain, lower surface water levels, and warmer temperatures. Anticipated outcomes include expanded affordable housing stock; improved transportation access; and increased area of trails and greenspace and improved access to them.

4. Programmatic Capability and Past Performance

PROGRAMMATIC CAPABILITY

4.a-b. Organizational Structure and Description of Key Staff

The RA is governed by a 10-member board of directors and led by an executive director. RA staff are experienced grant administrators with the skills needed to successfully and timely expend EPA funds and meet technical, administrative, financial and reporting requirements. RA Director Matt Fleming will serve as the Project Director. He has over 25 years' experience in program management and will manage RA Director of Programs Gabe Cohee, who will serve as Project Manager and be responsible for day-to-day activities. Gabe has over 10 years' experience in public management and budgeting. Kristina Perry Alexander, Director of Operations, will serve as Contract Administrator, managing finances, procurement, and adherence to federal terms/conditions throughout the grant. She is an attorney with 16 years' experience and has successfully managed \$3.65 million in grants for the RA.

4.c. Acquiring Additional Resources

The RA has the staff and procedures to successfully acquire services to complete the grant through a competitive, qualifications-based process compliant with 2 CFR 200.317-200.326. The RA's existing systems will also support efficient staff transitions if unforeseen events arise, which will eliminate delays and ensure the team maintains appropriate qualifications.

PAST PERFORMANCE AND ACCOMPLISHMENTS

4.d. Currently Has or Previously Received an EPA Brownfields Grant: N/A

4.e. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements

4.e.(1)-(2) Purpose and Accomplishments and Compliance with Grant Requirements

From 2022 to 2025, the RA received seven federal grants totaling \$8.9 million from EPA, the Dept. of Energy, the National Parks Service, and the Department of Commerce. All grants have been implemented successfully, demonstrating the RA's capacity to successfully adhere to federal grant rules. Most similar grant-funded RA projects include the Jonas and Catharine Green Resilient Shoreline and Nature Park grant period Sept. 24, 2024- Sept. 23, 2027, for which the RA commenced the design and permitting of a resilient, living shoreline at a county-owned park in Parole, MD using a \$337,500 Federal Emergency Management Administration (FEMA) grant. The RA has two active grants through the National Coastal Resilience Fund (NCRF). One \$819,299 grant supports planning and infrastructure improvements for the Annapolis Maritime Resilience Initiative. The project period was Jan. 1, 2024- Dec. 31, 2025, and the RA is currently working on final closeout documents, which will be complete by the deadline of Jan. 31, 2026. A \$1.3 million grant supports Chestnut Hill Cove, an erosion mitigation and stream restoration project, for which the grant period is April 1, 2024 to April 30, 2026, and the RA is on track to exhaust all funds by grant closure. In all three cases, the RA has diligently adhered to all reporting and financial management requirements. It provides grant management, reporting, invoicing, recordkeeping, compliance, contract management with contractors and subgrantees and management of the project budget and reimbursements. In all three cases, the RA is on track to achieve all project goals and expend all funds within the approved grant period.

Attachment of Leveraged Resources

THRESHOLD CRITERIA

1. Applicant Eligibility

A. APPLICANT TYPE

The Resilience Authority of Annapolis and Anne Arundel County (RA) is a government entity created by a state legislature and is eligible for funding. The RA was established under [Maryland Senate Bill 457 \(Chapter 236\)](#), under Title 22.

Attachment documenting applicant type: Charter Document.

B. EXEMPTION FROM FEDERAL TAXATION

The RA is not a 501(c)(4) tax exempt organization.

2. Previously Awarded Cleanup Grants

The RA affirms that it has not received any previous U.S. Environmental Protection Agency (EPA) Cleanup Grants for the proposed brownfield site.

3. Expenditure of Existing Multipurpose Grant Funds

The RA affirms that it does not have an open EPA Brownfields Multipurpose Grant.

4. Site Ownership

The RA is the Site owner and acquired the Site on January 14, 2026.

5. Basic Site Information

5.a) Site Name: City of Annapolis Department of Public Works (DPW) Site.

5.b) Site Address: 935 Spa Road, Lot 1, Annapolis, Maryland 21403. Spa Road divides the Site.

6. Status and History of Contamination at the Site

a) Site contamination status (hazardous or petroleum): The Site is contaminated with metals-, semi-volatile organic compounds-, and petroleum-impacted soils; metal-impacted groundwater; and metals- and volatile organic compounds-impacted sediment and surface water.

b) Operational history and current use(s) of the site: The Site includes the former Spa Creek Landfill, which the City of Annapolis owned and operated from at least the mid-1910s until 1934. In 1934, the City constructed an incinerator near the former landfill. The incinerator operated until 1949. The Site currently contains the City of Annapolis DPW facility. West of Spa Road are a three-bay automotive garage, a salt storage dome, trailers, and a storage yard for DPW materials. East of Spa Road are the City fueling station, paved parking area, and a DPW storage yard.

c) Site environmental concerns: Environmental concerns at the Site include contaminated soil, groundwater, surface water, and sediment related to historic and current Site activities.

d) Site contamination origin, nature, and extent: Contamination originates from landfilling material and burial of fly ash from the Site's historical operation as the Spa Creek Landfill and incinerator facility. Additionally, current use of the Site by the DPW (includes automotive maintenance with below-grade hydraulic lifts, former underground storage tanks (USTs), a fueling station with two active USTs, and storage yards) has contributed to contamination sources. Buried landfill and ash

exist on the Site at depths approximately 4 to 13 feet below ground surface (bgs). Contaminated soils primarily exist at surficial and shallow subsurface depths (0-1) feet bgs and (4-5) feet bgs.

7. Brownfield Site Definition

- a) The RA affirms the Site is not listed or proposed for listing on the National Priorities List.
- b) The RA affirms the Site is not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA).
- c) The RA affirms the Site is not subject to the jurisdiction, custody, or control of the U.S. government.

8. Environmental Assessment Required for Cleanup Grant Applications

Description of environmental assessments conducted at the site: This 6.45-acre portion of the current City of Annapolis DPW property was the subject of several subsurface investigations and Phase II Environmental Site Assessments between 2002 and 2025.

Date of Phase II or equivalent: February 13, 2025

9. Site Characterization

Option b) for an applicant other than a State or Tribal Environmental Authority:

The Maryland Department of the Environment (MDE) evaluated and recommended remedial action alternatives (RAAs). The focus of this application is the preferred RAA.

Attachment: Letter Certifying Environmental Cleanup Program Status

10. Enforcement or Other Actions

The RA affirms there are no known ongoing or anticipated environmental enforcement or other actions related to the Site.

11. Sites Requiring a Property-Specific Determination

The RA affirms the Site does not need a Property-Specific Determination.

12. Threshold Criteria Related to CERCLA/Petroleum Liability

A. PROPERTY OWNERSHIP ELIGIBILITY – HAZARDOUS SUBSTANCE SITES

i. Exemptions to CERCLA Liability

N/A

ii. Exceptions to Meeting the Requirements for Asserting an Affirmative Defense to CERCLA Liability

1. Publicly Owned Brownfield Sites Acquired Prior to January 11, 2002

N/A

iii. Landowner Protections from CERCLA Liability

1. Bona Fide Prospective Purchaser CERCLA Liability Protection

a) Information on Property Acquisition

The RA acquired the Site on January 14, 2026, via a transfer from the former owner, the City of Annapolis. The RA is the sole owner of the Site and possesses fee simple title. The RA is not liable in any way for contamination at the Site and is not affiliated with any other person potentially liable for the contamination.

b) Pre-Purchase Inquiry: A Phase I Environmental Site Assessment (ESA) using the ASTM E1527-21 standard practice was performed for the Site, prepared for the City of Annapolis,

Department of Public Works by Haley & Aldrich, Inc., and finalized on January 17, 2024. The Phase I ESA was performed by an Environmental Professional (as defined in 40 Code of Federal Regulations [CFR] § 12.10) and the required declaration by the Environmental Professional is included in a written report (per 40 CFR § 312.21(d)). Appropriate updates to the original Phase I ESA were made within 180 days of acquisition of the property by the RA.

c) Timing and/or Contribution Toward Hazardous Substances Disposal

The RA affirms it has not contributed to hazardous substance disposal at/to the Site.

d) Post-Acquisition Uses

The RA proposes to redevelop the Site into a mixed-use development containing multi-family residential apartment buildings and office buildings. The Site contains DPW infrastructure, which the City uses under a license agreement with the RA. Prior to the RA taking ownership, the Site was owned by the City.

e) Continuing Obligations

The RA affirms that it has taken reasonable steps to stop any continuing releases, prevent any threatened future release, and prevent or limit exposure to any previously released hazardous substance. The RA is complying with any land use restrictions and not impeding the effectiveness or integrity of any institutional controls associated with response actions at the Site. The RA is providing full cooperation, assistance, and access to authorized persons. The RA is complying with any CERCLA information requests and administrative subpoenas and is providing all legally required notices with respect to the discovery or release.

B. PROPERTY OWNERSHIP ELIGIBILITY – PETROLEUM SITES

Attachment of state determination letter or, if Tribal, answers to petroleum questions: N/A

13. Cleanup Authority and Oversight Structure

a. Description of cleanup oversight: The RA will work with the MDE to oversee cleanup of the Site. The RA will acquire technical expertise in the form of a Qualified Environmental Consultant, in compliance with competitive procurement provisions of 2 CFR Sections 200.317-327 (see 15). The RA will enroll the Site in a state remediation program.

b. If applicable: plan to acquire access to neighboring properties: N/A

14. Community Notification

a. Draft Analysis of Brownfields Cleanup Alternatives (ABCA): The RA provided the community an opportunity to comment on the proposed grant application and draft ABCA, in compliance with all EPA requirements. Notification of the meeting was provided December 23, 2025. Please see Appendix A for required attachments.

Attachment: Draft ABCA

b. Community Notification

Attachment: RA website

c-d. Public Meeting and Submission of Community Notification Documents

The required public meeting took place January 7, 2026.

Attachment: Comments Received and their Responses

Attachment: Notes/Summary of Public Meeting

Attachment: Meeting Sign-In Sheet/Virtual Participant List

15. Contractors and Named Subrecipients

CONTRACTORS

N/A. The RA affirms that it will select contractors in compliance with the fair and open competition requirements in 2 CFR Part 200, 2 CFR Part 1500, and 40 CFR Part 33.

NAMED SUBRECIPIENTS

N/A

Attachment List

Question	Attachment Name
1a	Documentation of applicant type
9b	Letter certifying environmental cleanup program status from State/Tribal Environmental Authority
14a	Draft ABCA
14b	Newspaper ad or equivalent
14c	Comments from the public and applicant's responses to them
14c	Public meeting notes/summary
14c	Public meeting sign-in sheet/participant list

Please find these attachments in Appendix A: Threshold Criteria Attachments.

cc: Brian Dietz, State Assessment and Remediation Division Chief, Land Restoration Program (LRP)
Tate Stevens, Project Manager, Voluntary Cleanup Program, LRP



Maryland

Department of the Environment

Larry Hogan, Governor
Boyd K. Rutherford, Lt. Governor

Horacio Tablada, Secretary
Suzanne E. Dorsey, Deputy Secretary

BY ELECTRONIC MAIL

January 8, 2026

Gabe Cohee, Director of Programs
Resilience Authority of Annapolis and Anne Arundel County
44 Calvert Street
Annapolis, Maryland 21401
Excohe24@aacounty.org

Subject: Resilience Authority of Annapolis and Anne Arundel County's Application for Brownfields Cleanup Grant

Dear Mr. Cohee:

The Maryland Department of Environment (MDE) acknowledges whether Resilience Authority of Annapolis (RA) and Anne Arundel County plans to conduct the cleanup a brownfield site and is applying for an EPA Brownfields Cleanup Grant.

RA and Anne Arundel County have developed an application requesting site-specific federal Brownfields Cleanup funding for the site located at 932 and 937 Spa Road, Annapolis, MD.

The MDE affirms that:

1. RA and Anne Arundel County have requested Maryland oversight for the site and is currently enrolled in the State's Voluntary Cleanup Program (VCP);
2. The site is eligible to be overseen by MDE's VCP; and
3. Based upon the environmental site assessment(s) performed to date and information provided by the applicant, the Maryland VCP concurs that the site(s) has/have had a sufficient level of site characterization for the remediation work to begin with one minor ecological risk assessment to be completed.

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

Sincerely,

A handwritten signature in cursive script that reads "Barbara Krupiarz".

Barbara Krupiarz
Land Restoration Program Manager