

## Application Information Sheet

1. Application Identification

- a. Name: Youngstown Neighborhood Development Corporation
- b. Address: 820 Canfield Road Youngstown, OH 44511

2. Website URL

<http://www.yndc.org>

3. Funding Requested

- a. Grant Type: Multipurpose
- b. Federal Funds Requested: \$1,000,000

4. Location

- a) Youngstown b) Mahoning c) Ohio

5. Target Area

Properties located on Glenwood Avenue in Youngstown Ohio with the following addresses that are also included on the map included in this application:

701 Canfield	1111 Glenwood	2415 Glenwood
1027 Glenwood	1631 Glenwood	2700 McFarland
1103 Glenwood	1942 Glenwood	

6. Contacts

- a. Project Director: Sara Daugherty, (330) 480-0423, [sdaugherty@yndc.org](mailto:sdaugherty@yndc.org), 820 Canfield Road Youngstown, OH 44511
- b. Executive Director: Ian Beniston, (330) 480-0423, [ibeniston@yndc.org](mailto:ibeniston@yndc.org), 820 Canfield Road Youngstown, OH 44511

7. Population

The population of the City of Youngstown where the project will take place and YNDC serves as a nonprofit organization is 59,605 per the 2023 ACS 5-Year Estimate.

8. Other Factors:

No other factors are applicable.


<b>Other Factors</b>	<b>Page #</b>
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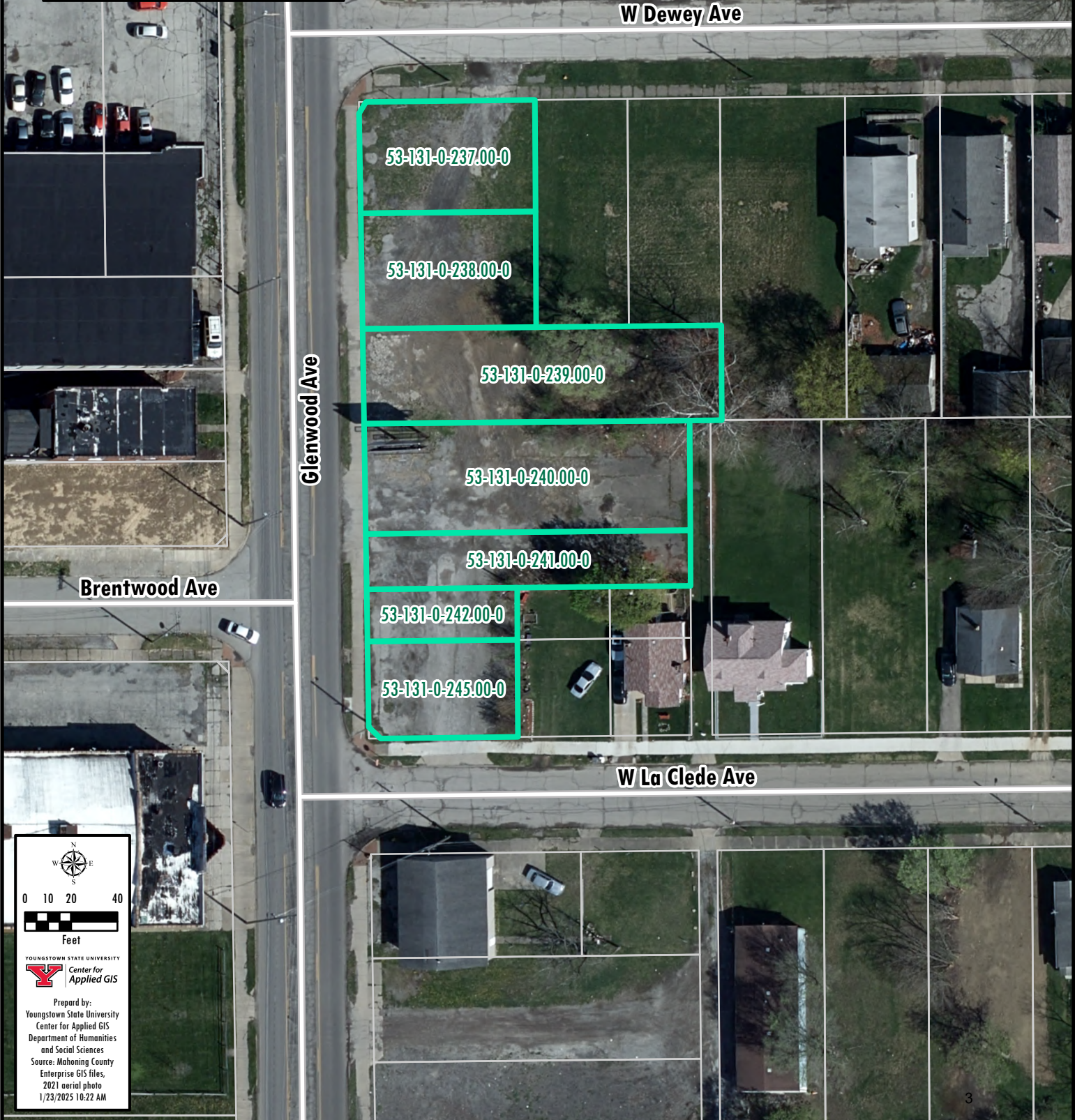
Community population is 15,000 or less.	NA
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	NA
The priority site(s) is impacted by mine-scarred land.	NA
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	NA
The priority site(s) is in a federally designated flood plain.	NA
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	NA
The reuse of the priority site(s) will incorporate energy efficiency measures.	2-3
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	3
At least 20% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section 3.A.(2), for priority site(s) within the target area.	9
The target area is impacted by a coal-fired power plan that has recently closed (2015 or later) or is closing.	NA

Please See the Following:

- Map of Target Area
- Map of Cleanup Sites
- Letter from State of Ohio

# W Dewey Ave- W Laclede Ave Phase I Site: Exhibit 3

-  Site Boundaries
-  Other Property Boundaries
-  Roads



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Feet

YOUNGSTOWN STATE UNIVERSITY  
Center for Applied GIS

Prepared by:  
Youngstown State University  
Center for Applied GIS  
Department of Humanities  
and Social Sciences  
Source: Mahoning County  
Enterprise GIS Files,  
2021 aerial photo  
1/23/2025 10:22 AM

# Mineral Springs Ave Phase I Site: Exhibit 3

-  Site Boundaries
-  Other Property Boundaries
-  Roads



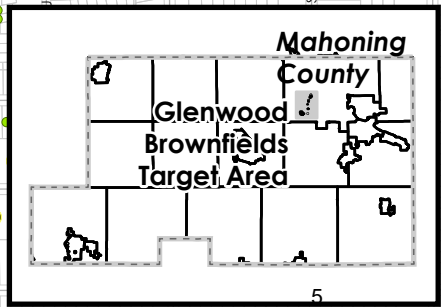
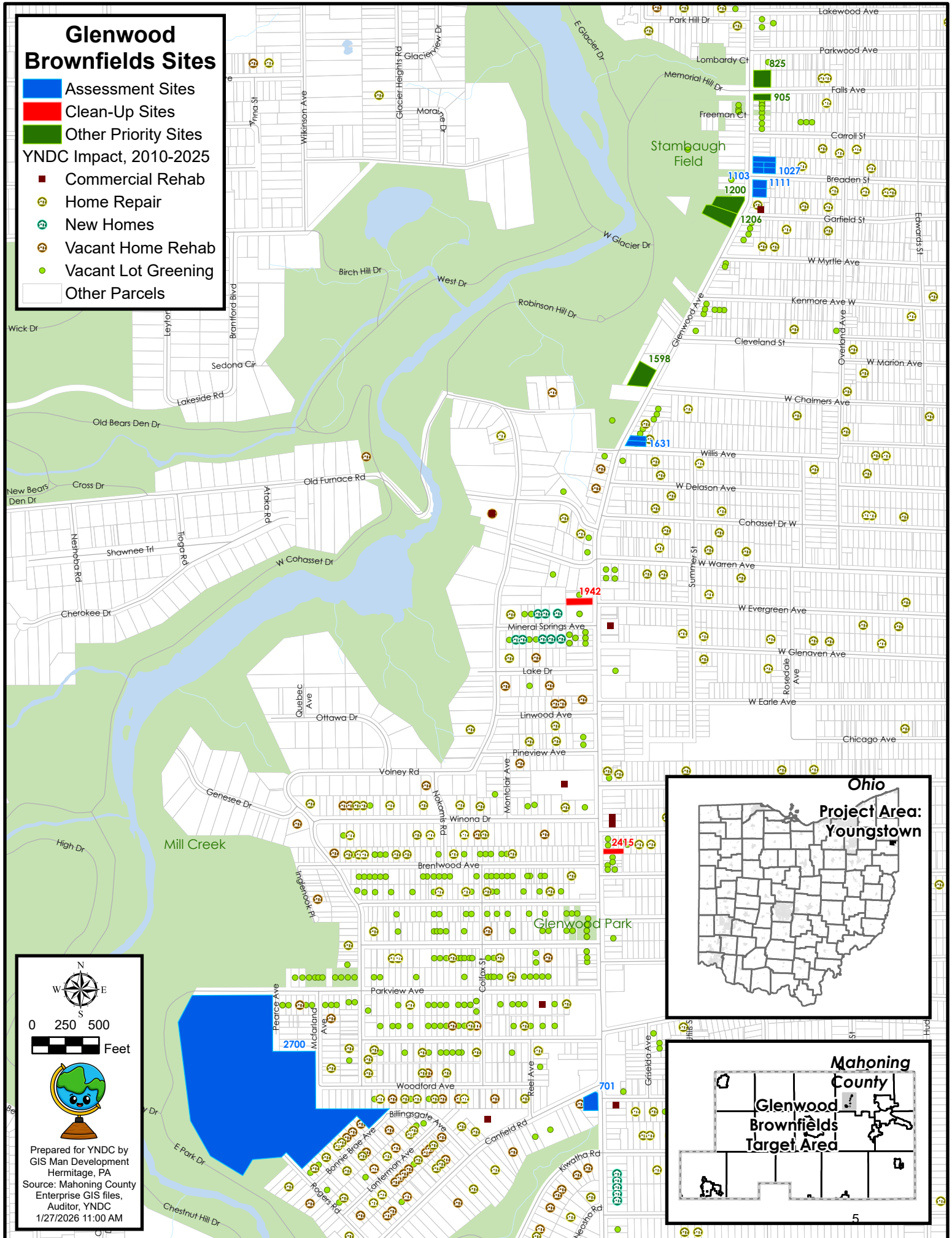
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Feet

YOUNGSTOWN STATE UNIVERSITY  
Center for Applied GIS

Prepared by:  
Youngstown State University  
Center for Applied GIS  
Department of Humanities  
and Social Sciences  
Source: Mahoning County  
Enterprise GIS Files,  
2021 aerial photo  
1/23/2025 10:18 AM

# Glenwood Brownfields Sites

- Assessment Sites
  - Clean-Up Sites
  - Other Priority Sites
- YNDC Impact, 2010-2025
- Commercial Rehab
  - Home Repair
  - New Homes
  - Vacant Home Rehab
  - Vacant Lot Greening
  - Other Parcels



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Feet

Prepared for YNDC by  
GIS Man Development  
Hermitage, PA  
Source: Mahoning County  
Enterprise GIS files,  
Auditor, YNDC  
1/27/2026 11:00 AM

December 30, 2025

U.S. Environmental Protection Agency, Region 5  
ATTN: Torre Ippolito  
77 West Jackson Boulevard  
Mail Code SB-5J  
Chicago, IL 60604-3507

**RE: Ohio EPA's Letter of Support for Youngstown Neighborhood Development Corporation's (YNDC) Multipurpose Grant Proposal**

Dear Torre Ippolito:

The Ohio Environmental Protection Agency (Ohio EPA) acknowledges that the Youngstown Neighborhood Development Corporation (YNDC) plans to conduct multipurpose activities and is applying for a FY26 U.S. EPA Brownfields Multipurpose Grant in the amount of \$1,000,000. We have worked with YNDC in the past and hope to provide support under the Brownfields Multipurpose, Assessment, and Cleanup Grant program.

YNDC has demonstrated exceptional leadership in revitalizing the Glenwood Avenue corridor, which has undergone significant transformation over the past decade. This project builds upon that progress by addressing environmental challenges at three priority sites:

- 1027 Glenwood Avenue – Former service station property (owned by City of Youngstown)
- 1942 Glenwood Avenue – Former service station property (owned by YNDC)
- 2415 Glenwood Avenue – Property adjacent to intensive uses (owned by YNDC)

The proposed use of funds includes Phase I and II Environmental Site Assessments for 1027 Glenwood Avenue, development of remediation plans for all three properties, and remediation of 1942 Glenwood Avenue at a minimum. Additional sites identified through the 2018 assessment grant will be incorporated as the budget allows, ensuring comprehensive environmental and community benefits along the corridor.

Transforming these properties into safe, productive spaces, will support greenspace expansion, community services, and workforce housing, which is critical to sustaining reinvestment into the

Youngstown area. It is estimated that these efforts will generate at least \$242,500 in new income tax revenue for the City within three years of completion, further strengthening the local economy.

Ohio EPA supports YNDC's efforts to address these brownfields. This investment aligns with our mission to protect human health and the environment while fostering sustainable redevelopment. It will accelerate environmental cleanup, spur economic development, and enhance quality of life for residents of Youngstown.

YNDC has a proven track record of leveraging resources effectively. Ohio EPA's Targeted Brownfield Assessment (TBA) program has already supported Phase I and II assessments for two of the properties, and YNDC will continue to collaborate with Ohio EPA and other partners to maximize the impact of the funds that are received.

We look forward to working with YNDC and U.S. EPA on this project. If you have any questions, please do not hesitate to contact me at 614-728-5441 or via e-mail at [emily.johnson@epa.ohio.gov](mailto:emily.johnson@epa.ohio.gov).

Sincerely,

*Emily Johnson*

Emily Johnson, Manager  
Division of Environmental Response and Revitalization  
Ohio Environmental Protection Agency

cc: Sara Daugherty, Reinvestment Director, Youngstown Neighborhood Development Corporation  
Natalie Oryshkewych, Ohio EPA, DERR

## **1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION**

### **Target Area and Brownfields**

#### **a. Overview of Brownfield Challenges and Description of Target Area**

The target area for this project is the Greater Glenwood Avenue Corridor on Youngstown's south side, encompassing Census Tracts 8023, 8025, and 8139 and approximately 6,800 residents. This 2.5-mile commercial corridor connects four historic neighborhoods to Downtown Youngstown and the Mahoning River to the north, a landmark park system (Mill Creek MetroParks) to the west, and key employment centers nearby. Glenwood Avenue has witnessed significant transformation in the last decade, including the largest concentration of new housing construction in the City. The City in partnership with the Youngstown Neighborhood Development Corporation (YNDC) have succeeded in a multipronged approach to stabilize the neighborhood through investments in greenspace, housing and real estate, and economic development to revitalize the corridor. Within walking distance, since 2010, 635 residential and 17 commercial units were rehabbed, and 26 new homes were constructed. Prior to this effort, this corridor experienced five decades of deindustrialization, disinvestment, population loss, and widespread vacancy. Youngstown was the third-largest steel producer in the nation and boasted a population of over 170,000. Glenwood Avenue sits on abandoned coal mines, including the Foster and McKinnie coal mines, that forged the steel valley at the turn of the nineteenth century. Nearly fifty years after Black Monday in 1977, where 5,000 workers were laid off and an estimated 40,000 manufacturing jobs were lost, the city's population is under 60,000. A key commercial corridor, small petroleum brownfields and underutilized commercial parcels are scattered along Glenwood, contributing to blight, illegal dumping, crime, and deteriorated infrastructure. The City and its partners continue to acquire these sites through tax foreclosure and land-banking for future reuse. An example of a site acquisition success story is the creation of Glenwood Community Park in 2013, which is one of the most utilized recreational assets in the City and is located on a former service station. The grant proposal will continue successful reinvestment through the cleanup and beautification of sites that support the expansion of community services and workforce housing. Financial support is needed to plan, assess, and remediate three sites with committed end-users that will grow the local tax base.

#### **b. Description of the Priority Brownfield Site(s)**

There are numerous small petroleum and mixed-use brownfield parcels in the target area, seven (7) sites were selected for Phase I assessment, three (3) for Phase II, and two (2) for clean-up and reuse: 1942 and 2415 Glenwood. These sites were identified through a USEPA planning grant awarded in 2018 to the City of Youngstown. Significant community engagement and blight elimination to address environmental risk elevated the target area as a priority. Each of these sites is located on or near Glenwood Avenue and several contain underground storage tanks (USTs) and other contaminants that limit their reuse in a key commercial, residential, and recreational corridor near regional job centers. 1942 Glenwood Avenue (approx. 1.05 acres), owned by YNDC, is a former filling station that anchors a gateway to Mill Creek MetroParks, a park system that stretches across several local jurisdictions, and a block where seven new

**Glenwood Corridor – YNDC  
FY2026 US EPA Brownfields Multipurpose Grant**

single-family owner-occupied homes were recently built on Mineral Springs Avenue. The Phase II assessment found seventeen (17) Volatile Organic Compounds (VOCs) in the soil and groundwater. It is zoned mixed use. The reuse vision is permanent greenspace supporting adjacent housing and providing an area that will increase healthy activity in the neighborhood. The soil of 2415 Glenwood Avenue (approx. 1.05 acres), owned by YNDC, has trace concentrations of four (4) VOCs, six (6) hydrocarbons, and gasoline. It is a predevelopment site for new workforce housing serving Mahoning Valley employers, leveraging its location near employment centers, public transit, and other amenities. A Phase I and II ESA have been completed on both properties. Taken together with the seven (7) Phase I sites, these properties offer sufficient redevelopment space, or more than thirty-one acres. The complexity to fully utilize the requested funds for assessment, cleanup planning, and remediation is necessary and will serve as a catalyst for additional brownfield reuse along the corridor.

**c. Identifying Additional Sites**

YNDC and partners will use a transparent process to identify additional brownfield sites in the target area if funds remain after assessment and/or cleanup of the nine priorities. The 2018 USEPA Planning Grant provides many additional candidates. The process for selecting will draw on a resident-driven prioritization criteria that will include consideration of candidates in the target area that is located in Census Tracts 8023, 8025, and 8139; proximity to recent or planned private investment; ability to either expand greenspace, support small neighborhood-serving businesses, or provide workforce housing; and the ease of public-private partnerships.

**Revitalization of the Target Area**

**d. Overall Plan for Revitalization**

An overall plan for revitalization of the Glenwood Corridor exists and is grounded in multiple adopted and resident-driven plans: the *Youngstown 2010 Comprehensive Plan*, subsequent neighborhood plans (including the *Idora Neighborhood Plan* that includes site-specific recommendations), and an updated corridor plan underway that has engaged 2,700 households. These plans call for focusing commercial activity at selected nodes, expanding greenspace where market density cannot support new retail, and reinvesting in quality, energy efficient, housing along Glenwood Avenue and adjacent blocks. The proposed Multipurpose Grant activities directly align with and implement this plan by 1) assessing seven (7) sites, including two (2) abandoned filling stations and one (1) with an extensive underground utility system; 2) converting 1942 Glenwood to permanent greenspace; and 3) preparing 2415 Glenwood for a high-quality workforce housing new construction site. These site-specific reuse strategies are consistent with *Youngstown 2010's* corridor and greenspace recommendations and required public engagement for the citywide American Rescue Plan (ARP) spending plan that prioritized eliminating blight, cleaning up commercial corridors, improving housing quality, increasing access to parks and healthy food, improving transit and pedestrian safety, and investing in youth and public spaces. Community input will inform site design recommendations for each remediation plan.

**e. Outcomes and Benefits of Overall Plan for Revitalization**

## **Glenwood Corridor – YNDC FY2026 US EPA Brownfields Multipurpose Grant**

For this legacy neighborhood-serving commercial corridor, the overall revitalization plan will stimulate economic development by eliminating contaminant uncertainty, improving corridor appearance and safety, and enabling new workforce housing and community greenspace. This project is expected to attract small business and additional investment. The project area is affected by historical disinvestment and environmental burden. The area has a large concentration of low-income residents, where according to the 2023 5-Year ACS estimates, the median income is \$25,625 compared to \$69,680 in Ohio and \$77,719 in the U.S.. 46.5% of residents live below the poverty line compared to 13% statewide and 12% nationally. Cleanup and reuse of the priority sites will reduce the negative spillover effects of blighted, contaminated parcels on adjacent property values, housing markets, and neighborhood stability and will support citywide strategies to channel reinvestment into existing corridors rather than greenfield sites. The plan also delivers direct environmental and climate resilience benefits: permanent greenspace at 1942 Glenwood will add tree canopy and pervious surfaces that reduce stormwater runoff and urban heat; redevelopment at 2415 Glenwood will incorporate energy-efficient, modern housing standards and energy storage systems to ease the cost of utilities; and cleanup of petroleum contamination will reduce risks of spills, leaks, and vapor intrusion that threaten health and undermine long-term community investments. By focusing on infill reuse and existing infrastructure, the project reduces vehicle miles traveled and supports walkability, transit use, and access to parks. An internally prepared economic impact analysis using Kansas State University Technical Assistance to Brownfields (KSU TAB)'s community benefits calculator for this proposal finds that the project will cumulatively generate 242,534 dollars in new income tax for the City over the first three years after construction is completed at 2415 Glenwood. Indirectly, it is projected to create at least thirteen (13) permanent jobs due to an increase in population and the resulting demand for new local retail services.

### **Strategy for Leveraging Resources**

#### **f. Resources Needed for Site Reuse**

YNDC and its partners have a strong track record of assembling layered capital stacks for neighborhood projects and will leverage this Multipurpose Grant to attract additional public, philanthropic, and private funding for reuse at the priority sites. Anticipated and potential sources include City of Youngstown Community Development Block Grant (CDBG) for corridor and housing projects; Ohio Housing Finance Agency (OHFA) and Federal Home Loan Bank (FHLB) resources for workforce and affordable housing at 2415 Glenwood; philanthropic grants for greenspace development at 1942 Glenwood; and state economic development tools such as JobsOhio and Ohio Department of Development brownfield remediation and site enhancement grants. These funds will be leveraged to make site reuse plans a reality. YNDC will also contribute in-kind staff time for project management, community engagement, and predevelopment work. The EPA investment will therefore unlock larger leveraged investments in housing, greenspace, and infrastructure that would not be feasible absent brownfield assessment and cleanup. Pending investment in the project area is estimated to be \$25 million dollars.

#### **g. Use of Existing Infrastructure**

**Glenwood Corridor – YNDC  
FY2026 US EPA Brownfields Multipurpose Grant**

All priority sites are located on an existing, fully built-out urban corridor with established streets, sidewalks, utilities, and transit access, so work under this grant will maximize the use of existing infrastructure. Cleanup and reuse will take advantage of existing roadways, water and sewer lines, and transit routes, reducing the need for costly new infrastructure. Through recent American Rescue Plan (ARP) investment, sidewalk and pavement conditions in adjacent streets have improved. The City is undergoing a \$33 million dollar restoration of the sewer system in the project area, part of a stormwater improvement project that will exceed over \$100 million in investment. Remediation combined with the stormwater project will improve local resilience for heavy rain events.

**2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

**a. The Community’s Need for Funding**

The Glenwood Corridor neighborhoods are both low-income and severely disinvested, resulting in a limited and low per-capital tax generation, private capital, or household wealth to fund environmental assessment and cleanup. Per the 2023 5-Year ACS, per capita income in these neighborhoods is \$18,585 compared to \$39,455 statewide, which is less than half of the national average of \$43,313. These conditions constrain municipal and nonprofit resources, making multipurpose funding critical to advance assessment and cleanup in the target area and to unlock subsequent reuse that will improve the housing, health, and economic opportunity. Without this grant, progress on addressing small petroleum brownfields along Glenwood would slow significantly, leaving longstanding environmental and public safety issues unaddressed for years.

**b. Health or Welfare of Sensitive Populations**

The target area includes a high proportion of low-income families with children, seniors, and people with chronic health conditions who are particularly vulnerable to environmental and neighborhood stressors. According to the 2023 ACS 5-Year estimates, 40% of families with children in the target area live below the federal poverty line, compared to 13% in Ohio and 12% nationally. 20% of residents are older individuals. This population consistently faces chronic health challenges due to antiquated and unsafe housing, polluted soil, and other factors. By assessing and cleaning up petroleum brownfields and converting them to greenspace and quality housing, this project will reduce hazards, improve walkability, and support safer access to schools, transit, parks, and healthy food. The revitalization plan specifically prioritizes greenspace and housing that serve current residents, directly addressing threats to their health and welfare.

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

Residents in Youngstown’s core neighborhoods experience higher-than-average burdens of chronic diseases such as cardiovascular disease, obesity, and asthma. Table 1 compares rates to the nation (CDC Places: Local Data for Better Health). The Glenwood area’s combination of legacy petroleum sites contributes to these health risks.

Table 1: CDC PLACES: Local Data for Better Health Comparison

**Glenwood Corridor – YNDC  
FY2026 US EPA Brownfields Multipurpose Grant**

Metric	Nation	Mahoning County	Youngstown
Fair or Poor Health	21.3%	19.2%	32.6%
Coronary Heart Disease	6.4%	8.4%	9.8%
Obesity	32.8%	38.6%	47.2%
Asthma	9.8%	11.0%	12.6%

The grant will help identify and reduce potential exposure pathways to petroleum-related contaminants and expand greenspace that will encourage physical activity and improve environmental conditions. Cleanup and reuse will be coordinated with local public health partners and Ohio EPA so that assessment and remediation activities contribute to long-term reductions in environmental health risks.

**d. Economically Impoverished/Disproportionately Impacted Populations**

The Glenwood Corridor is a majority-Black, low-income, and disproportionately impacted area that experiences a high rate of poverty and unemployment, along with a concentration of vacant and potentially contaminated petroleum sites. 47% of residents live below the poverty line compared to 13% in Ohio and 12% nationally. YNDC’s housing strategy includes affordable rental development, homeowner repair programs, housing counseling, and campaigns against predatory housing practices to help increase housing choice and community prosperity. In 2025, YNDC knocked on over 2,700 doors in the area and has significant trust and buy-in from neighborhood leaders. This grant proposal directly benefits these residents by eliminating blight on their blocks and spurring new jobs due to the increase in population that will use local retail services. 66% of jobs in the target area are held by employees that live within a 10-minute drive.

**Community Engagement**

**e. Prior/Ongoing Community Involvement**

YNDC and partners have meaningfully engaged Glenwood area residents in planning and brownfield discussions for more than a decade through neighborhood group, corridor planning, the Glenwood Neighborhood Business Association (GNBA), and extensive door-to-door canvassing. In 2025, over 200 households responded to an in-person survey on neighborhood conditions. These community-driven processes directly shaped the selection of the priority sites and focusing the reuse on greenspace, and quality housing, resulting in safer corridors in the community. YNDC staff include a neighborhood engagement team and provides feedback loops through various avenues including press releases, social media, and public meetings.

**f. Project Involvement and Project Roles**

The project will involve a diverse group of local organizations, public agencies, and community-based groups that represent residents directly affected by the work in the target area. Key partners are in Table 2. Both GNBA and the Idora Neighborhood Association (INA

0 are grassroots organizations. GNBA’s membership includes four (4) black-led churches, twelve (12) black-led businesses, a community playhouse, and two (2) block watch captains.

**Glenwood Corridor – YNDC  
FY2026 US EPA Brownfields Multipurpose Grant**

YNDC staff are founders and members of a healthy community partnership and environmental watch group that monitor and provide input for local initiatives, such as brownfield reuse.

Table 2: Project Partners

<b>Name</b>	<b>Entity’s Mission</b>	<b>Point of Contact (name and email)</b>	<b>Role</b>
Community Planning & Economic Development (CPED) City of Youngstown	Be effective stewards while representing the values of our community.	Director, DeMaine Kitchen dkitchen@youngstownohio.gov	Coordinate infrastructure improvements, planning and zoning, and alignment with other public investments; will participate in decision-making on site selection and redevelopment strategies.
Glenwood Neighbors Business Association	Work together to improve safety, quality of life, and generate economic opportunity.	Chair, Brandan Washington Private email.	Communicate project progress and opportunities for input to residents and businesses.
Idora Neighborhood Association	Revitalize the neighborhood and carry out the strategies laid forth in the neighborhood plan.	President, Jim London idoraneighborhoodassoc@gmail.com	Provide feedback on reuse options and site plans.
Mill Creek MetroParks	Provide park, recreational, and open space facilities of regional significance.	Aaron Young, Executive Director ayoung@millcreekmetroparks.org	Advise on greenspace design and other potential park/greenspace conversions, ensuring they meet community needs and integrate with the regional park system.

**g. Incorporating Community Input**

**Glenwood Corridor – YNDC  
FY2026 US EPA Brownfields Multipurpose Grant**

YNDC will implement a multi-modal communication and engagement strategy to keep residents and partners informed and to incorporate their input throughout the project. Methods will include quarterly GNBA and neighborhood group meetings; targeted block-level outreach and flyers around project sites; bilingual printed materials as needed; social media updates; email newsletters to over 4,600 contacts; and press releases at key milestones such as grant award, community meetings, and cleanup completion. YNDC maintains a database with over six hundred phone numbers and emails for residents in the area. Residents’ feedback will be documented, considered, and used to adjust plans where feasible, with follow-up communication explaining how input influenced decisions.

**3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS**

**Description of Tasks/Activities and Outputs**

**a. Project Implementation**

The planned assessment and cleanup of these sites take full advantage of the flexibility between Ohio’s Bureau of Underground Storage Tank Regulation (BUSTR) and the Ohio EPA Voluntary Action Program (VAP) to meet all applicable environmental laws and regulations, while maximizing protections of human health and the environment, and minimizing the overall cost. Three (3) of the seven (7) sites are impacted to varying degrees by petroleum releases from underground storage tanks (USTs) and related dispenser islands and piping. Under specific circumstances, petroleum cleanups related releases from USTs may be performed under the VAP rather than BUSTR guidelines and depending on the impacted media and extent, it may be advantageous to perform the cleanup under the VAP. For the purpose of estimation, it is assumed that cleanup at one (1) of the sites may proceed through the VAP rather than BUSTR. The remedies may also entail instituting practical land use restrictions and implementation of a Risk Mitigation Plan (RMP) to protect future construction/excavation workers from potentially impacted soil exceeding standards. The grant-funded activities will include the work of a Qualified Environmental Professional (QEP), who for the purpose of cleanups performed under the VAP must be a Certified Professional under the Ohio EPA VAP. The QEP must also be experienced in the execution, management, and reporting required for petroleum UST removal, assessment, and cleanup under BUSTR.

**b. Anticipated Schedule/ Task/Activity Lead / Outputs (Table 3)**

<b>Task/Activity: Community Engagement/Planning</b>
<p style="text-align: center;"><b>I. Project Implementation:</b></p> <p>YNDC will implement community engagement efforts including continued outreach via public meetings and project updates via website. Solicitation of input/feedback will continue throughout the project. YNDC will retain, through a competitive procurement process, the services of a QEP to support project planning activities and the preparation and performance of Assessment and Remedial Actions.</p>
<p style="text-align: center;"><b>II. Anticipated Project Schedule:</b></p> <p><i>Community Engagement</i> to be performed throughout the grant work period – through Q4 2030. Two (2) public meetings will take place annually for at least three (3) years (Q2 2027, Q4 2027, Q2 2028, Q4 2028, Q2 2029, Q5 2029). Selecting/Retaining QEP to be completed</p>

**Glenwood Corridor – YNDC  
FY2026 US EPA Brownfields Multipurpose Grant**

<p>Q4 2026. <i>Assessment and Remediation Planning</i> including, Quality Assurance Project Plan (QAPP), Health and Safety Plan (HASP), Assessment Scope of Work (SOW), Analysis of Brownfield Cleanup Alternatives (ABCA), Remedial Action Plan (RAP), and Remediation Project Specifications (RPS) – Q1/ Q2 2027.</p>
<p><b>III. Task/Activity Lead:</b> YNDC will take lead on <i>Community Engagement</i> activities and QEP procurement. The QEP will support community engagement and will lead preparation of technical documents and <i>Assessment/Remediation Planning</i> with oversight from YNDC.</p>
<p><b>IV. Outputs:</b> <i>Community Engagement</i> outputs include at least six (6) engagements and eight (8) progress reports. <i>Assessment/Remediation Planning</i> outputs by the QEP will consist of project technical documents including, QAPP, HASP, SOW, ABCA, RAP, RPS, and approval by BUSTR or Ohio EPA, as appropriate.</p>
<p><b>Task/Activity: Assessment Activities</b></p>
<p><b>I. Project Implementation:</b> QEP to develop the scope of required Assessment work to evaluate contamination in accordance with applicable BUSTR/VAP standards. QEP to perform assessment work in conjunction with drilling and laboratory subcontractors and provide final Phase I and II reports to provide basis for remedial actions, as may be required.</p>
<p><b>II. Anticipated Project Schedule:</b> Phase I and Phase II Assessments (research, site inspection, soil/ground water/vapor sampling) – Q2 through Q4 2027.</p>
<p><b>III. Task/Activity Lead:</b> YNDC will provide oversight on this Task and will receive monthly progress reports from the QEP during <i>Assessment</i> activities. The QEP will provide direct oversight of drilling and laboratory subcontractors and perform all sampling activities.</p>
<p><b>IV. Outputs:</b> Outputs will include at least forty-eight (48) monthly progress reports by a QEP for the Phase I, and Phase II assessment reports, and interim action reports to BUSTR, as may be required.</p>
<p><b>Task/Activity: Cleanup / Oversight</b></p>
<p><b>I. Project Implementation:</b> YNDC will provide management and oversight of the entire project. QEP will be responsible for performing Phase I and Phase II Assessment work and the technical management of the Remediation Contractor on-site work activities. BUSTR/Ohio EPA will provide oversight through review/approval of the RAP and No Further Action (NFA) documentation.</p>
<p><b>II. Anticipated Project Schedule:</b> Oversight of entire project – Q2 2026 through Q2 2031. Oversight of Remediation Contractor by QEP – Q3 2027 through Q3 2028. BUSTR/Ohio EPA review of NFA submittals – Q1/Q2 2031.</p>
<p><b>III. Task/Activity Lead:</b> YNDC will lead oversight of QEP throughout project duration. QEP will provide oversight of Remediation Contractor and will interface with BUSTR/Ohio EPA during NFA review/approval.</p>
<p><b>IV. Outputs:</b> YNDC will include eight (8) reports, Assessment, Cleanup and Redevelopment Exchange System (ACRES) entries, and other appropriate updates. The QEP will prepare routine</p>

**Glenwood Corridor – YNDC  
FY2026 US EPA Brownfields Multipurpose Grant**

progress reports throughout the project, Remedial Action Reports, and NFA submittals to BUSTR/Ohio EPA. BUSTR/Ohio EPA outputs will include approval of RAP and NFA submittals at the end of the project.

**c. Cost Estimates (Table 4)**

Table 4

<b>Budget Categories</b>		<b>Task 1 Community Engagement/ Planning</b>	<b>Task 2 Assessment Activities</b>	<b>Task 3 Cleanup/ Oversight</b>	<b>Task 4 Project Management / NFA Doc.</b>	<b>Total</b>
Direct Costs	Personnel	\$5,250	\$0	\$0	\$15,400	\$20,650
	Fringe	\$1,800	\$0	\$0	\$5,280	\$7,080
	Travel	\$1,500	\$0	\$0	\$0	\$1,500
	Equipment	\$0	\$0	\$0	\$0	\$0
	Supplies	\$1,500	\$0	\$0	\$0	\$1,500
	Contractual	\$15,000	\$219,110	\$524,000	\$187,500	\$945,610
	Other (Filing Fees)	\$0	\$0	\$0	\$23,660	\$23,660
<b>Total Direct Costs</b>		\$25,050	\$219,110	\$524,000	\$231,840	\$1,000,000
<b>Indirect Costs</b>		\$0	\$0	\$0	\$0	\$0
<b>Total Budget</b>		\$25,050	\$219,110	\$524,000	\$231,840	\$1,000,000

\$1,000,000.00, or 95.4% of requested funds are for site-specific work and \$524,000.00, or 52.4% of requested funds are for direct remediation costs of priority sites.

Task 1 – Community Engagement / Planning

- YNDC Staff: 150 hours at \$35/hour (salary) + \$12/hour (fringe) = \$5,250+\$1,800 = \$7,050
- Travel: YNDC (Attend USEPA Brownfield Conference) 1 staff at \$1,500/each (\$500 mileage/airfare, \$200/night lodging /3 days and 4 days per-diem)= \$1,500
- Contractual: QEP 120 hours at \$125/hour = \$15,000

Task 2 – Phase I (6), Phase II Limited (1), Phase II Remediation Plan Assessment Activities (2)

- QEP Phase (6) at 7,000 each Assessment (On Site) = \$42,000 (Idora, 701 Canfield, 1027, 1103, 1111, 1631 Glenwood)
- Soil/Ground Water / Vapor Sampling (Drilling / Laboratory Analyses) Phase II Limited (3) at \$25,000 each (Idora, 1103 and 1631 Glenwood) and Phase II Extended (2) at \$41,555 each = \$158,110 (701 Canfield, 1027 Glenwood)
- QEP (Assessment Sampling / Documentation): 200 hours at \$95/hour = \$19,000

**Glenwood Corridor – YNDC  
FY2026 US EPA Brownfields Multipurpose Grant**

Task 3 – Cleanup / Oversight for Two Sites

- Contractual (UST Removal/Disposal) at 1942 Glenwood= \$120,000
- Contractual (Contaminated Soil Removal/Disposal) at 1942 and 2415 Glenwood (estimated at \$60,000 each) = \$120,000
- Contractual (Installation of Engineering Control / Concrete Contact Barrier and topsoil) at 1942 Glenwood = \$65,000
- Contractual (In-situ Ground Water Treatment) at 1942 and 2415 Glenwood (estimated at \$55,000 each) = \$110,000
- Contractual (Vapor Intrusion Mitigation) at 1942 and 2415 Glenwood (estimated at \$45,000 each) = \$90,000
- QEP (Cleanup Activity Oversight) = 200 hours at \$95/hour = \$19,000

Task 4 – Project Management / NFA Reporting

- YNDC Staff: 440 hours at \$35/hour (salary) + \$18/hour (fringe) = \$20,680
- QEP (Project Management): 720 hours at \$125/hour = \$90,000
- QEP (NFA Documentation/Submittal): 780 hours at \$125/hour = \$97,500
- Ohio EPA Filing Fee for NFA Document Submittal/Review (One Site) = \$23,660

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

YNDC will track, measure, and evaluate project progress using its existing parcel-level database, ACRES, and regular performance reports. Several significant project outputs are referenced within the schedule, task descriptions, and cost estimates provided above. These outputs include the following for each of the three sites included in this multi-purpose grant request:

- Project Preparation Document Outputs – Final ABCA, QAPP, RAP, Scope of Remedial Actions and Bid Specifications
- Project Execution Outputs – UST Closure Reports, Remediation Action Reports, and ACRES reporting
- Project Close Outputs – NFA documentation submitted to BUSTR/Ohio EPA, regulatory approval of NFAs, and ultimately up to three former brownfield sites environmentally mitigated and ready for redevelopment.

As previously noted, these outputs are represented by readily identifiable documents and project milestones that are incorporated into the project schedule and will be tracked through monthly progress reports to ensure timely completion. Project billing will be required on a monthly basis and the monthly costs will be allocated to a budget summary that tallies costs incurred against the original budget for each task. Utilizing the project management tools, the cost and time incurred for achieving each output can be monitored and corrective action can be taken, as may be necessary, to ensure project completion within the allotted funding and timing schedule.

#### **4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

##### **a. Organizational Capacity and b. Organizational Structure**

YNDC is a comprehensive planning and development organization with more than fifteen (15) years of experience managing complex neighborhood revitalization projects and multiple federal and state grants. This project will represent approximately two (2) percent of the organization's budget each project year. YNDC's organizational structure is designed to support effective grant management and timely project delivery. YNDC maintains written policies and procedures for grant administration, procurement, financial management, and risk management, and uses these systems to ensure that funds are properly expended and documented. For this grant, a written project procedures manual will guide staff roles, timelines, procurement, reporting, and contingency plans

##### **c. Description of Key Staff**

The Executive Director provides overall leadership and will serve as grant administrator; the Chief Financial Officer oversees financial systems, budgeting, and compliance; the Project Manager coordinates technical tasks, consultant management, and reporting; and neighborhood stabilization, marketing and engagement staff lead outreach, canvassing, and resident engagement in project decisions. All executive staff live in Youngstown neighborhoods served by YNDC and have more than a decade of professional experience, and the broader staff reflects the diversity and lived experience of the community, which strengthens trust and effective implementation. Ian Beniston, the Executive Director, has been with YNDC for over fifteen (15) years, leading organizational and strategic development for an innovative planning and development corporation specializing in neighborhood stabilization, planning, housing redevelopment, new construction, and neighborhood economic development in a distressed older industrial community. He manages and oversees day-to-day operations for the nonprofit. The Chief Financial Officer is a contracted position through a procured management firm. The individual is a Certified Public Accountant and in 2025 oversaw a budget of over \$14 million that included over twenty-five (25) government grants and contracts. Sara Daugherty, the Project Manager, has over a decade of experience in federal grants and project management.

##### **d. Acquiring Additional Resources**

YNDC has robust systems for procuring contractors, consultants, and any additional outside assistance, including environmental professionals, in compliance with 2 CFR Part 200 and EPA requirements; these systems have been used successfully on prior federal and state-funded projects.

##### **Past Performance and Accomplishments**

YNDC has successfully managed multiple federal and state assistance agreements with scopes like this proposed project and has delivered measurable, documented outcomes. Over the past fifteen 15 years, YNDC has developed and implemented more than 15 neighborhood plans; rehabilitated over 190 vacant units and constructed over 40 new units; completed over 2,000 repairs for low-income homeowners; boarded and cleaned up more than 2,700 vacant properties; planted over 2,400 trees; and scraped or replaced over 21 miles of sidewalks. These

**Glenwood Corridor – YNDC  
FY2026 US EPA Brownfields Multipurpose Grant**

accomplishments show the organization’s capacity to plan and execute environmental and community development projects, coordinate multiple partners, and report outputs and outcomes. YNDC has maintained strong compliance with grant requirements on its prior federal and state awards, submitting timely performance and financial reports and meeting or adjusting workplans as needed in consultation with funders. Existing open grants with HUD and USDA are on track to fully expend funds within their periods of performance, and YNDC has established internal monitoring to ensure that ACRES and other reporting systems accurately reflect current progress and accomplishments. This track record demonstrates that YNDC can successfully manage an EPA Multipurpose Grant and deliver the proposed assessment, cleanup, and reuse activities on time and within budget.

**e. Currently Has or Previously Received and EPA Brownfields Grant** Not Applicable.

**f. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Financial Assistance Agreements**

The past three federal grants YNDC has received include the following:

1. \$483,000 USDA Gus Schumacher Nutrition Incentive Program, Produce Prescription Program – December 2025

Purpose and Accomplishments: Provide funding for the Glenwood Fresh Market, that has served over 3,000 households to date.

Compliance with Grant Requirements: Grant agreement underway.

2. \$1,250,000 HUD Older Adult Home Modification Program – April 2024

Purpose and Accomplishments: Funding supports accessibility modifications and necessary repair for households for older adults. The first year of the program is underway.

Compliance with Grant Requirements: Compliant, no findings.

3. \$5,000,000 USDA Forest Service Urban and Community Forestry Inflation Reduction Act Grant Program – October 2023

Purpose and Accomplishments: Provide funding for urban forestry program. In its first year, this project resulted in the planting of 965 and the removal of 1,598 trees along with 24 arborist training courses with 252 participants. 8 certified arborists have been created.

Compliance with Grant Requirements: Successful management that exceeded performance targets and adhered to all fiscal and reporting requirements.

Applicant: Youngstown Neighborhood Development Corporation

Application: Glenwood Corridor Multipurpose

Funding Opportunity: EPA-I-OLEM-OBLR-25-03

### **Threshold Criteria Response**

#### **1. Applicant Eligibility**

Type: Nonprofit organization described in section 501©(3) of title 26 (the Internal Revenue Code (IRC)) and exempt from taxation under 501(1) of that title.

Information: Please see provided IRS and State of Ohio information

Lobbying Activity: No Activity

#### **2. Community Involvement**

The applicant is a community development corporation located in the neighborhood of this project and staff live and work in this community. Proactive activities will and continue to include attendance and presentation at quarterly neighborhood meetings and resident and stakeholder surveying during planning and implementation. Passive activities will include project updates, including announcement of award, completion of milestones, and completion of project to local media, the organization's newsletter, and social media, which collectively have over 4,000 subscribers.

#### **3. Target Area**

The target area is located on the south side of Youngstown, Ohio that is located in Mahoning County. The project area includes three contiguous census tracts: 8023, 8025, and 8139.

#### **4. Affirmation of Brownfield Site Ownership**

YNDC owns property of the two cleanup sites: 1942 and 2415 Glenwood. Please see the attached deed for parcels that encompass the full project sites of 1942 and 2415 Glenwood. YNDC is an owner of several of the assessment sites and working with site owners for sites that it does not have ownership of. Please see letter from City of Youngstown Land Bank for one of the sites.

#### **5. Use of Grant Funds**

- Conduct assessment activities: 1, 2, 7, 8, 9
- Conduct remediation activities: 7-9
- Plan for revitalization: existing plan, implementation: 2

#### **6. Expenditure of Existing Grant Funds**

The applicant has no current EPA Brownfield Assessment grants.

#### **7. Contractors and Named Subrecipients**

Contractors: Contractors have not been selected under this NOFO. Please see page 11 for more information.

Subrecipients: No Subrecipients