

FY 2007 BROWNFIELDS ASSESSMENT GOOD EXAMPLES OF RESPONSES TO RANKING CRITERIA

Criteria A: Budget

Provide the proposed budget for your proposal, including a detailed description and narrative of each task. Typical tasks might include “Phase I/II Assessments,” “Community Outreach,” “Health Monitoring,” and “Cleanup Planning.” Budgets that include some site assessment or cleanup planning activities will be ranked more favorably than those that focus only on inventory or planning activities. The narrative must provide a basis for the tasks. The budget must show the distribution of funds, including cost estimates for each of the proposed activities. Budgeted amounts should be linked as much as possible to specific activities, e.g., we anticipate conducting 20 Phase Is at an average of \$X dollars per Phase I. **NOTE: If you are applying for an assessment waiver up to \$350,000, your budget and tasks must reflect this.**

If you plan not to expend federal funds on necessary and otherwise eligible activities (e.g., community involvement, programmatic expenses associated with reporting), please describe these activities (i.e., in-kind) in the budget narrative and indicate the source(s) of funding.

A **local government** (does not include state or tribal governments) may use up to 10 percent of its grant funds for monitoring the health of populations exposed to one or more hazardous substances, pollutants, or contaminants from a Brownfield site and monitoring and enforcement of any institutional control used to prevent human exposure to any hazardous substance, pollutant, or contaminant from a Brownfield site. To effectively oversee assessments and cleanups, local governments may use grant funds (subject to the 10 percent limit) for other related program development and implementation activities (e.g., writing local Brownfield-related ordinances). Activities planned for the 10 percent category must be included in a separate budget task.

Sample Format for Budget

Budget Categories	Project Tasks				
(programmatic costs only)	[Task 1]	[Task 2]	[Task 3]	[Task 4]	Total
Personnel					
Fringe Benefits					
Travel ¹					
Equipment ²					
Supplies					
Contractual ³					
Other (specify)_____					
Total					
¹ Travel to Brownfield-related training conferences is an acceptable use of these grant funds.					
² EPA defines equipment as items that cost \$5,000 or more with a useful life of more than one					

year. Items costing less than \$5,000 are considered supplies. Generally, equipment is not required for assessment grants.

³ Applicants must comply with the procurement procedures contained in 40 CFR 31.36, or for non-profits, with 40 CFR 30.40 through 30.48.

Budget Example 1

City X is requesting \$200,000 for hazardous substance site assessments. Funds will be used to conduct Phase I and Phase II environmental assessments. Funding will also be utilized to support community outreach.

Budget Categories	Project Tasks					
	Task 1 Phase I Assessments	Task 2 Phase II Assessments	Task 3 Cleanup Planning	Task 4 Community Outreach	Task 5 Site Inventory & Project Management	Total Funding Request
Personnel	\$6,000 ¹	\$15,000 ²	\$3,000 ³	\$4,000 ⁴	\$6,000 ⁵	\$34,000
Supplies					\$5,000	\$5,000
Travel					\$5,000 ⁶	\$5,000
Contractual	\$40,000 ⁷	\$106,000 ⁸	\$6,000 ⁹	\$4,000 ¹⁰		\$156,000
Total	\$46,000	\$121,000	\$9,000	\$8,000	\$16,000	\$200,000
<i>In-Kind Estimate</i> ¹¹	\$1,000	\$1,000	\$500	\$3,000	\$15,000	N/A

Budget Footnotes:

1. For City environmental staff to work with City property acquisition staff in acquiring property access agreements, working with consultant, and reviewing Phase I assessments.
2. For City environmental staff to work with -the consultant to develop TSAPs for each Phase II assessment, work with property owner, observe field work, and review the Phase II report and laboratory data.
3. For City environmental staff to work with consultant, Environmental Protection Agency, and State Y Department of Natural Resources to determine the most appropriate cleanup response in the event it is necessary following a Phase II assessment.
4. For City environmental staff to attend public meetings and provide information to the press and public.
5. For City environmental staff to monitor and guide the project, document and report activity, and communicate with EPA and YDNR
6. For City environmental staff to attend Brownfields training.
7. Consultant fees for approximately 15 Phase I assessments.
8. Consultant fees for approximately 5 Phase II assessments.
9. Consultant fees to assist in the development of cleanup plans.
10. For consultant fees for preparing community outreach materials and assistance with public meetings.
11. In-kind estimate assumes pro rata share of project management cost across all activities.

Task 1-3: Assessment and Cleanup Planning: \$176,000 + *in-kind of \$2,500*

- Obtain access agreements: The Brownfields Coordinator will obtain any necessary access agreements.
- Development of a Technical Sampling Plan (TSAP): Upon determination that Phase II assessment is required, a TSAP will be submitted to EPA for approval prior to any environmental data collection activities. Preparation of the TSAP will be in accordance with EPA guidance, and will describe the data process and objectives and utilize the EPA

generic QAPP as the basis. If EPA instructs, a site specific or generic QAPP will be developed in lieu of using the EPA generic QAPP.

- Prepare health and safety plan: The consultant will develop any health and safety plans required.
- Site specific Phase I environmental assessments (15 Phase I assessments): A consulting firm will perform Phase I assessments on Brownfields properties identified within the target area, properties identified for Red Hills Park acquisition, or other public use or redevelopment, or private redevelopment within the designated Brownfields program boundary. Several Phase I assessments have been performed. Each site will be submitted for EPA approval. The assessments will conform to the appropriate ASTM standard “Environmental Site Assessment for Commercial Real Estate.” All Phase I assessments will be reviewed for accuracy by the Environmental Engineer. EPA Property Profile forms will be submitted on all properties identified for assessments and updated as required.
- Phase II assessments (5 Phase II assessments): A consulting firm will perform Phase II environmental assessments on properties within the designated Brownfields program boundary identified by Phase I assessments as needing additional investigation. If performed on private property, the test for public benefit will be applied and each site will be approved by EPA. The assessments will conform to ASTM Phase II site assessment standards and will meet all QAPP and health/safety requirements. All Phase II assessments will be reviewed by the Brownfields Coordinator and Environmental Engineer prior to submission to EPA. EPA Property Profile forms will be submitted on all properties identified for assessment and updated as required.
- Cleanup planning: The Brownfields Coordinator, Environmental Engineer, and Red Hills Park Manager will work closely with the Brownfields Consultant to develop strategies for cleanup and reuse of any properties requiring cleanup. The State Y Voluntary Cleanup Program will be utilized as appropriate.
- Deliverables: As noted, QAPPs, TSAPs, environmental assessments, public meeting notes and materials, outreach materials, quarterly reports, and property profiles will be available and submitted as appropriate. In the event of changes requested by the EPA, deliverables will be revised promptly and resubmitted.

Task 4: Community Outreach: \$8,000 + *in-kind of \$3,000*

- Periodic meeting will be held with members of the public to discuss the progress of the Brownfields Program and to take suggestions. The Brownfields Coordinator will provide regular updates and request input at monthly meetings of the Environmental Advisory Board and the Red Hills Advisory Committee. Stakeholder groups will be updated through a written quarterly report. A data management tool developed in the current program will be continued and expanded during the proposed new grant program that includes an interactive web-based map on the City’s website. The map shows the location of all assessments and provides information about the property and the assessment findings by clicking on the site or the address. In the complete version, information will include an assessment summary, photos, and redevelopment plans. The Brownfields website, currently under development and in use will be expanded and updated with relevant program information. A program brochure will be created and presentations will be kept current for environmental and civic groups interested in the program activities. A

quarterly report newsletter will be printed and sent to members of the Brownfields stakeholder group to keep them informed of progress and direct them to the website and staff to provide input and for more information.

Task 5: Inventory of Site and Project Management: \$16,000 + *in-kind of \$15,000*

- **Inventory:** Perform a program wide inventory of all potential Brownfields sites. Solicit public input and evaluate development potential to be used as ranking criteria. The City of City X will perform these activities as in-kind contributions of staff time. In-kind staff time will be used to conduct most of the inventory.
- **Training:** The Brownfields Coordinator will continue preparing quarterly reports for each quarter of the program. A final report will be prepared upon completion of the program. Project status will be monitored and tracked through various reporting methods discussed in section J. Reports will be submitted to EPA on a regular basis as well as to City staff. YDNR and other agencies will receive reports as necessary. The general public and other affiliated organizations will be informed on program progress through outreach methods.
- **Coordination:** The Brownfields Coordinator will maintain close contact with the EPA project manager, reporting progress of the program. The Environmental Engineer will coordinate with the State Y Department of Natural Resources Voluntary Cleanup Program (YVCP) as required. This includes general information and meetings as well as properties brought into the VCP as a result of a Brownfields assessments program.
- **Consultant Oversight:** The Environmental Engineer and Brownfields Coordinator will work closely with the consultant to assure that the program is carried out satisfactorily. This includes QAPPs, health and safety plans, assessments, remediation plans, and community engagement.
- **Applications for Funding:** The Brownfields Coordinator will apply to the Brownfields Program as required to obtain additional funding as it becomes available.

Budget Example 2

The budget summarized below reflects how funds would be committed to implement the EPA Brownfields Assessment Grant for those sites believed to be adversely impacted by hazardous substances.

Budget Categories (programmatic costs only)	Project Tasks					
	Task 1	Task 2	Task 3	Task 4	Task 5	Task 6
Personnel	\$0	\$0	\$0	\$0	\$0	\$0
Supplies	\$0	\$0	\$0	\$0	\$0	\$0
Travel	\$5,000	\$0	\$0	\$0	\$0	\$0
Contractual	\$5,000	\$20,000	\$40,000	\$110,000	\$10,000	\$10,000
Equipment	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$10,000	\$20,000	\$40,000	\$110,000	\$10,000	\$10,000

Budget Key:

Task 1: Program Implementation – This task budget will absorb expenses incurred for preparation of quarterly reports and associated monitoring activities, attendance at meetings and/or conferences, and coordination of contractor activities. Programmatic activities associated with implementing this grant (e.g., meeting reporting requirements, community involvement, etc.) that are assumed by City staff will be provided on an in-kind basis. Further, these City staff driven efforts will be offset through the City’s general fund budget.

Task 2: Community Outreach – This task addresses costs associated with research, technical assistance and training necessary to keep citizens, affected residents, and property owners apprised of the progress of the investigation. In addition, costs associated with creating an internet project web site, producing progress reports, and producing a project brochure to familiarize stakeholders about this endeavor will be funded through this task budget.

Task 3: Phase I Environmental Site Assessments (ESA) – This task budget will be used to conduct preliminary investigations on targeted properties including obtaining site access agreements and report submittal. Having consulted with a number of qualified environmental consulting firms that provide these services, the associated budget should generate approximately 10 Phase I ESAs.

Task 4: Phase II Environmental Site Assessments – This task is associated with conducting detailed investigations on targeted properties including obtaining site access agreements, collecting soil and groundwater samples, laboratory analyses, and report submittal. Based on discussions with environmental contractors approximately 6 Phase II ESAs could be completed with the associated budget.

Task 5: Work Plans – The City recognizes that the EPA requires the submission of several program quality assurance documents. This would include a Quality Assurance Project Plan, Sampling Plans, Phase I Work Plan, etc. To the extent possible the City would work with the selected contractor to use EPA approved template documents to manage the time committed to prepare these materials.

Task 6: Cleanup Planning – Once the environmental investigations have been completed, the City plans to evaluate alternatives for proceeding with additional environmental investigation and explore potential remediation alternatives at each property that was subject to a Phase II ESA. The alternatives will be developed in light of regulatory considerations in addition to methods for proceeding with further action (including potential enrollment in State Y’s Brownfields Program or Underground Storage Tank Program), preliminary cost estimates will be developed for the various further action alternatives. These options will be incorporated into a brief further action alternative evaluation report relating to subject sites. Lastly, the City will coordinate ESA progress and results with EPA Region VII staff via an “activity brief” to gain concurrence on activities conducted and pending future activities. Additionally, future alternative plans for proceeding through the Brownfields redevelopment process will be presented to EPA Region VII staff.

Criteria B: Community Need

1. Provide a detailed description of the target community that the project(s) will benefit. Include demographic information for the target community and indicators, such as the poverty rate, unemployment rate, special community situations (e.g., population size), or other environmental justice factors that support community need relating directly to this project (e.g., low-income and/or minority communities; sensitive populations, such as children and pregnant women; or communities disproportionately impacted by environmental factors). Identify the source for this information.
2. Explain how the targeted community will benefit from this grant. If the current proposal targets a community previously targeted by an EPA Brownfields cooperative agreement, please justify the need for additional funding.
3. Characterize the impact of Brownfields on your target community (or communities) by describing the extent of Brownfields (e.g., size, number, location) and the economic, health, and/or environmental impacts of the Brownfields.

Community Need Example 1

1. Target Community Description: City X is located in County Z approximately 20 miles east of City A and 35 miles southeast of City B in South Central State Y. Like many of rural State Y, over half of City X's residents commute to the larger employment centers of City A and City B but choose to reside in City X due to family roots, affordability of housing, or other factors. It is this type of attraction of a small close-knit community surrounded by miles and miles of cropland that this grant request seeks to preserve and enhance by improving living conditions of affected residents and seeking out ways to invigorate the town square atmosphere. Located in the heart of State Y's Rainy Valley, City X is well known in scientific circles for its Waterfowl Breeding Grounds. While crane-watching attracts thousands of visitors to State Y's flyway each year, those visitors largely bypass City X for the larger, more developed and well-traveled corridor between City A and City B. Attracting these visitors to City X will continue to be a consideration in redevelopment planning for the community, and preserving water quality within the Rainy Valley and Waterfowl Breeding Grounds is a critical component in this effort. Since 1980, the population of City X has declined from 1217 residents to 998 according to the 2000 U.S. Census due in part to a downturn in the agricultural economy and the continued trend of younger residents seeking educational and employment opportunities outside the area. Median age for the same period increased from 29 to 37 years old. 2000 U.S. Census data also indicated that minorities make up over 15% of the City's population (over 12% of Hispanic origin compared to the 5.5% across State Y). One of the potential targeted areas of the assessment grant is the Central Neighborhood that currently is occupied by over 50% Hispanic households. The per capita income for City X residents in 2000 was \$13,007/annum compared with \$6001/annum for City X households of Hispanic origin. This compares to the State Y figures for all residents and Hispanic residents of \$19,613 and \$10,752, respectively (2000 U.S. Census).

The overall per capita income of City X residents is 67% of the state average will the per capita income of City X's Hispanic residents is less than 58% of the state Hispanic average. This is indicative of a significant economically impacted minority population in one of the potential

targeted areas for assessment. As a whole, approximately 54% of City X's households are classified as low to moderate income.

Much like other smaller rural communities, City X has a limited budget available for assessment and cleanup activities that are necessary for redevelopment activity to occur. Resources to address environmental issues are difficult to identify for a community that is located in a rural area of a rural state. City X does not enjoy the benefits of an expanding economy and issues such as health care, child care, education, and public services all compete for the limited funding that is available.

2. Benefits to Targeted Community: City X, and in particular, affected residents and businesses in the areas of proposed assessments will benefit from identifying and understanding the nature and extent of contaminants in the community, removing residents from the Central Neighborhood area, redeveloping this area into Greenspace, and clearing sites within the West Business District for future development opportunities. The short and long term anticipated benefits the grant is expected to leverage include improved living conditions for affected populations, reduction in the actual or potential human health and environmental exposures, and a new awakening for the community including open space for recreation and enhanced commercial/retail development opportunities, all within the city limits of this small community. The grant will provide a needed resource to be involved in the planning process for betterment of the community.

The soccer complex envisioned for the Central Neighborhood area is a much-needed recreational facility not often found in smaller communities. With a burgeoning Hispanic population in City X and other communities in South Central State Y, this facility will offer a healthy gathering place both for the Hispanic community as well as other soccer enthusiasts in the area.

Assessing, characterizing, and developing remedial strategies for potential soil and groundwater contamination is not only critical for the health of local residents but is also of economic concern in preserving the natural environment cherished by the crane-watching community that has resulted in significant economic benefit to the neighboring communities within the Rainy Valley. Another anticipated benefit to the County Z and the State Y rural community as a whole is for this project to serve as a model for innovative development schemes to small rural communities that are experiencing similarly diminished populations, stagnation of business districts and lowered standards of living for the affected populations due to environmental factors.

3. Impacts of Brownfields: The current impacts of actual or perceived Brownfields site risks in City X, including the likely presence of asbestos containing material (ACM), lead based paint (LBP) hazards, and other potential contaminants resulting from Department of Defense operation in and near Central Neighborhood inhibit the redevelopment and initiatives to invest in properties within that area and a number of properties in the West Business District remain neglected with little interest in maintaining or redeveloping the sites. Grant funding will be utilized to assess the nature and extent of ACM and LBP health hazards that are generally characterized by the following:

Asbestos:

The USEPA Office of Air Quality Planning and Standards lists the following health and exposure risks for exposure to asbestos:

- Lung effects are a major health concern from asbestos, as chronic (long-term) exposure to asbestos in humans via inhalation can result in a lung disease termed asbestosis.
- Asbestosis is characterized by shortness of breath and coughing and may lead to severe impairment of respiratory function and ultimately death.
- Other effects from chronic inhalation exposure to asbestos include an accumulation of scar-like tissue in the membranes that surround the lung, pulmonary hypertension, and immunological effects.
- Cancer is a major concern from asbestos exposure, as inhalation exposure can cause lung cancer, mesothelioma (a rare cancer of the thin membranes lining the abdominal cavity and surrounding internal organs), and possibly gastrointestinal cancers in humans. Oral exposure to asbestos may be associated with cancer of the esophagus, stomach, and intestines. However, the evidence on cancer from oral asbestos exposure is not conclusive.
- EPA has classified asbestos as a Group A, human carcinogen, based primarily on inhalation studies, and has calculated an inhalation unit risk estimate of $2.3\text{E-}1$ (fibers/mL).
- The main sources of this information are EPA's Integrated Risk Information System (IRIS), which contains information on the carcinogenic effects of asbestos including the unit cancer risk for the inhalation exposure, and the Agency for Toxic Substances and Disease Registry's (ATSDR's) Toxicological Profile for Asbestos. Other secondary sources include the Hazardous Substances Data Bank (HSDB), a database of summaries of peer-reviewed literature, and the Registry of Toxic Effects of Chemical Substances (RTECS), a database of toxic effects that are not peer reviewed.

Lead-Based Paint:

According to the Centers for Disease Control, lead poisoning is a leading environmental health risk. Lead accumulation in a person's system may lead to fatigue, sudden behavioral changes, abdominal pain, anorexia, chronic headaches, joint aches, depression, anemia, impotence, and severe fetal damage.

Buildings constructed or painted prior to the early 1980's may contain lead paint. Because common sources of lead exposure include ingestion (lead paint) or inhalation (lead-containing dust), it is important to encapsulate or remove damaged (flakes or chipping) lead paint. Only qualified (trained and certified) individuals may perform lead-based paint assessment and mitigation activities. Health hazards are associated with breathing or eating lead-based paint dust. In adults, this may include difficulties in pregnancy, other reproductive problems, high blood pressure, nerve disorders, memory and concentration problems, muscle and joint pain and digestive problems. Lead can affect almost every organ and system in your body. The most sensitive is the central nervous system, particularly in children. Lead also damages kidneys and the reproductive system. The effects are the same whether it is breathed or swallowed. In children and babies, lead levels are more dangerous and include damage to the brain and nervous system, behavioral and learning problems, slowed growth, hearing problems, and headaches.

In addition to the potential ACM and LBP hazards presented within the Central Neighborhood, up to seven additional properties in the West Business District present a high potential for soil and groundwater contamination from historical usage/spillage of agricultural chemicals,

automotive servicing, dry cleaning chemicals, and railroad operations. The sites consist of former service stations/auto repair facilities, agricultural chemical storage sites and railroad property.

The City relies upon groundwater as a sole source of drinking water for its residents and has implemented a wellhead protection ordinance in accordance with State Y Department of Environmental Quality requirements. This ordinance, however, does not address historical issues associated with these sites since the scope of the ordinance is prospective. Two of the City's existing five wells have already been abandoned due to contamination from agricultural chemical usage and/or releases in the area. Assessment grant funding will be used to better define the public health concerns of these threats to the groundwater resources and to develop strategies to control such threats.

Community Need Example 2

1. Target Community Description: City X and County Z are centrally situated in the Moss Valleys, a geographic area unique to the US and the planet. It is believed that this 20,000 square mile concentration of moss-covered crevasses is a product of glaciers receding during the end of the last Ice Age. The unique properties of these valleys contribute heavily to the water quality of the underlying aquifer, an extremely significant water source for the region. The surface lakes, wet meadows, and 1.3 million acres of scattered wetlands are quite a sight to the casual visitor. The relatively high water-table encourages thick grass vegetation, which supports a wildlife environment of 720 plant species, 314 animal species, and 24-27 species of migratory waterfowl, coursing through the region. The Moss Valleys are now recognized for this rich ecosystem, which is bisected by the Roaring River, a rich natural asset that earned it a US National Park Service award in 1990. Encompassing the core of this unique region is County Z, one of the nation's largest counties, covering 5,000 square miles. For the last century, the economy of this county has depended on cattle ranching and dry-land farming that rely on abundant grass and water. As its county seat, City X provided ranching support services to the cattle industry throughout this period. In the last 30 years, other assets of the town and county have been developed reducing the exclusive dependence of the region on a farm/ranch economy.

One of the most important developments has been the growing appreciation of the natural environmental treasures of the county, which have attracted tens of thousands of tourists over the past 20 years, all engaged in outdoor recreation. The scenic beauty of the Roaring River, discovered nearly 30 years ago, draws 20,000 paddlers annually. The adjacent ecosystems draw an equal number of tourists engaged in bird watching, grassland appreciation, and wildlife preservation. These tourists rent equipment, purchase shuttle services, lodging, and supplies as part of their stay, accounting for as much as 30% of the local economy.

Another significant development has been the emergence of City X as a major trade center for residents of Tribe A, which abuts County Z at its northern border. Lying just 9 miles from the State A border, which is also the southern boundary of the Tribe A Nation, City X has become a significant retail trade center for Tribe A shoppers. City X attributes as much as 25% of its retail sales to Tribe A consumers. This retail activity is proportional to the Tribe A population, which has nearly doubled over the past 50 years (according to Tribal estimates), to its current figure of

20,701 residents. The median age on the Tribe A Reservation is 21 years, indicating that the rate of population growth experience in the past 20 years will be sustained into the foreseeable future and with it, continued growth in the retail sales activity. This vigorous population growth coupled with the expansion of key retail outlets in City X has contributed heavily to the current patterns of retail trade.

City X itself is a town of 2,689 (2000 US Census), the largest town in County Z, with a family poverty rate of 8.3% (2000 US Census) and a per capita median income of \$16,200. Many of City X's poorest residents live adjacent to the aging light industry corridor that traverses the city from East to West, dividing it nearly evenly. This corridor was previously occupied by the Reading Railroad until abandoned in 1995 and converted by the Rails-to-Trails Conservancy to a recreational trail. The portion that runs through County A is just a fragment of the 200 mile venue, known as Rabbit Trail, one of the longest Rail-to-Trails in the United States. Within the city limits of City X, the corridor has been enhanced by the installation of a hard surface, signage, tree plants, and construction of a kiosk. However, the property adjacent to the trail surface remains blighted due to the industrial remnants, which hamper the conversion of the corridor to Greenspace with great public recreation value. In addition, redevelopment of the adjacent properties cannot proceed until a characterization of suspected contamination is conducted. Housing areas adjacent to this corridor are disproportionately populated by minorities. Thus, this community-wide assessment grant will be used to help achieve environmental justice through the identification (and ultimately, remediation) of Brownfields in areas of City X with above-national average occupancy by economically disadvantaged minorities.

The Rabbit Trail corridor intersects another area proposed for assessment using this grant – the Main Street of City X. Over the years, City X's main street has been home to a wide range of businesses including gas stations and dry cleaners. The issue of contamination or the implications of prior use have rarely been addressed. Today, several store-fronts are vacant. Bringing new or expanding businesses to these properties will depend on characterization of the risk of environmental contamination.

Outside City X, additional candidate areas for assessment include the Village A as well as other towns in the county that contain retired industrial areas adjacent to the retired Reading Railroad line (Rabbit Trail) which traverses the county from east to west, linking these northern-most communities like pearls on a necklace.

2. Benefit of the grant to the community: County Z and City X will benefit from this grant in several ways:

- a. Clean water supply for health people, environment, and economy: The people of County Z rely on groundwater as their sole source of drinking water. Additionally, groundwater sustains livestock, agriculture, and the eco-tourism industry. The Moss Valleys' permeability allows largely unrestricted flow of water and contaminants, if present, into the Aquifer, the largest in the region, which extends from southern State A south into State B. Environmental damage to the Moss Valleys would have a long term impact on the region and beyond. This grant will help protect this environmentally fragile region and ensure quality drinking water for the future.

- b. Facilitate community redevelopment: In addition to the critically important benefit of preservation of water quality, this grant will facilitate redevelopment in the community. Retail, service, and eco-tourism businesses in County Z and City X will need continued room for growth. Although both the city and county possess ample land that can be used for future commercial development, funding for utility infrastructure development is in short supply, emphasizing the need to keep commercial development in existing commercial zones along the Rabbit Trail corridor, and on City X's Main Street. Conducting environmental assessment in advance of business expansion and recruitment will insure that an inventory of commercial property exists that is eligible for immediate financing. This will insure that candidate businesses in the city and the county will not encounter property-related obstructions in the form of perceived environmental issues to expansion or relocation and will contribute to the economic prosperity of the community.
 - c. Improved conditions for citizens living near Brownfields: Currently, in City X and in smaller County Z towns, the corridor along the Rabbit Trail presents an environmental burden due to the presence of industrial remnants. For the most part, economically disadvantaged citizens, mostly of non-white ethnicity, occupy housing areas along this corridor. Environmental investigation, and future cleanup, of these Brownfields funded by this grant will protect these citizens from possible exposure to contaminants. Additionally, the conversion of some Brownfields to Greenspace, as planned in City X, will aesthetically improve the corridor and provide recreational value to these citizens and the broader community.
- 3. Impact of Brownfields on the community: Brownfields impact City X and County Z in a number of ways.
 - a. Perpetuation of Blighted Property: In rural American towns, Main Street has been and continues to be the economic artery of the community. It is the façade each rural city presents to both its citizens and visitors and is a source of pride and commercial convenience. It is the street that typically hosts City Hall, the public library, the police station, barbershops, and the pharmacy, all of which are true for City X. The commercial convenience of having one-stop services on the Main Street has a down side when properties like dry cleaners are abandoned. Townspeople usually do not understand why such a property sits idle, sinking further into dilapidation, and dragging the persona of their main street with it. Because these properties can't attract new or expanding business, they sit and deter business growth and degrade the community image. City X's main street has six Brownfields properties, each consuming a storefront. Money from this grant will help revitalize City X's Main Street and make it once more into an economic hub for the region.
 - b. Threat to groundwater, the only source of drinking water: Although the expansive physical landscape may insinuate a rugged and infinite quality for the region, the environment is far more fragile. In particular, the high water table combined with relatively unrestricted movement of groundwater in the underlying Aquifer places surface waters and groundwater in jeopardy in the event of unrecognized soil contamination. Such contamination is most likely to come from abandoned commercial sites within City X, which are currently numbered at 21. Outside the city, at least three Brownfields sites can be identified in each town along the Rabbit Trail (totaling 15 Brownfields sites). The absolute number of the Brownfields understates their potential for expansive degradation

of groundwater supplies. They are a concern of both city and county residents, who are profoundly dependent on this unspoiled asset. Drinking water for the city has already been negatively impacted by contamination forcing the city to replace a well south of the airport.

- c. Threats to Eco-Tourism: City X and County Z have enjoyed steady growth of a tourism economy that depends on many of the pristine assets here, including clean water, clean air, and breathtaking landscapes. Efforts are underway to expand an eco-tourism economy that already comprises a quarter of local retail sales activity (according to City X Chamber of Commerce). The presence of blighted and potentially contaminated properties in direct view of City X's main street is not conducive to attracting tourists.
- d. Restricted Commercial Development: Both the tourist economy and the agriculture economy have found a fertile environment in City X and County Z. The natural environmental assets so important for eco-tourism attract hunters and fishermen, and ultimately, business owners wishing to pursue these recreational pastimes with greater convenience. The City X Development Board's agenda of relocating businesses to City X and expanding and developing home-grown business enterprises in the County emphasizes the need for additional commercial property for retail, warehouse, and manufacturing venues. Like many rural cities, City X's core (along the Rabbit Trail in particular) is hollowed out by business enterprises that have vanished, leaving only debris and uncertainty about contamination. In the city limits, the detritus of prior enterprise constitutes 21 business properties, covering a combined 10 acres. Each of these parcels sits atop established utility infrastructure and is adjacent to surface streets, distinguishing each as a viable commercial property site. Business developers new to City X simply cannot address environmental assessment requirements expected by financiers in a time frame that supports the selection of these sites for development. The prospective assessment of such sites through this grant will help facilitate economic development in City X and the surrounding county.

Criteria C: Site Selection Process

1. Describe how sites were selected/will be selected and what site selection criteria were/will be developed. Describe how you will determine that sites selected are eligible for funding under the statute.
2. Describe possible or previous inventory activities, prioritization efforts, or other activities.
3. If you anticipate conducting assessment activities on privately owned sites, discuss possible access issues and how you would resolve the issues.

Site Selection Process Example 1

1. **Development of Site Selection Criteria:** Sites will be prioritized pursuant to public health and safety concerns, environmental impact to the land and receiving stream willingness of private owner to conduct assessments, and potential for reuse. We will actively solicit input from

out project partners, stakeholders, and citizen of City X in our site selection task. We will also create an evaluation matrix with weighting of the various evaluation criteria for potential Brownfields sites.

Potential Threshold criteria include:

- Demonstration of Need and Benefit.
- Public Participation & Partnership.
- State Y Voluntary Cleanup Program Eligibility.
- Redevelopment or Greenspace Potential.
- Environmental Justice.

The equivalent to ranking criteria will be the consideration of the following characteristics:

- Probability of Success.
- Strong Project Leadership.
- Funds Leveraging Capability.
- Strong Project Team.
- Ownership or Control and/or Access.
- Fiscal Responsibility and Grant Management.

2. Previous Inventory Activities, Prioritization Efforts, and other activities:

Brownfields Inventory efforts are currently underway under our current Brownfields Petroleum Assessment Grant. The inventory includes more than 430 parcels within the City's targeted redevelopment districts. Of these parcels, more than 100 parcels have been identified as potential Brownfields sites with hazardous substances impacts. In connection with this inventory, the City X Brownfields Project team has reviewed available State and local environmental records, land use and geographical information system (GIS) planning documents, and city directories. In addition, a preliminary field survey has been performed to further identify potential Brownfields sites. Identified petroleum sites are currently being prioritized using an objective, Microsoft Excel-based scoring system

The City's existing grant allows for assessment of petroleum Brownfields; however, the majority of the Brownfields sites inventoried pose environmental risks associated with potential hazardous substance impacts. The receipt of a Hazardous Substances Assessment Grant will enable the City to supplement existing inventory efforts and complete a much needed inventory of hazardous substance Brownfields sites.

3. Access Issues with Privately Owned Lands: Private land owner access to the property and records is essential for success of the assessment activities. The benefits of conducting environmental site assessments at no cost to the land owner to clear up environmental uncertainties about their land and the potential to obtain cleanup money at 20 cents on the dollar will be explained to the private land owner. Additionally, we plan to make the cooperation of the land owner a key site selection criterion and to create a competitive environment for participation by land owners.

Assessment will be performed on many privately owned properties. Access will be sought by meeting with owners to address concerns about liability whenever possible. If those approaches fail, access will be sought through local ordinances that authorize the City access to demolish unsafe structures or abate hazardous materials that pose an immediate threat to public health and

safety. Access for preliminary investigations will be coordinated with community outreach activities and community and neighborhood associations. Community police or City police escorts will be provided, as necessary. As a last resort, access will be obtained through property acquisition, subject to the powers of eminent domain.

Site Selection Process Example 2

1. The City assembled a team comprised of city officials from building inspection, the fire department, police department, city manager, Mayor, Chamber of Commerce and two interested citizens to identify areas that are plagued by under used, poorly maintained, and/or sites that might be impacted by environmental contamination. This team was established as the City X Brownfields Task Force and has conducted tours, inventoried properties that have been subject to code violations, and considered the physical appearance of all areas within the City limits. This initiative resulted in a recommendation to target the Reading Railroad/Hwy 1 corridor due to the concentration of facilities that represent the most significant adverse impact on community image and need for revitalization.

Subject to receiving the Brownfields Assessment Grant and securing the services of a qualified contractor, a site prioritization matrix will be prepared to identify and help prioritize candidate sites for Phase I Environmental Site Assessments (ESA). The City will then prepare Property Profiles for high priority sites and submit them to EPA and State Y Department of Natural Resources for Site Eligibility Determinations. Once the site is deemed eligible for the use of Brownfields Assessment funds, the City will approach the affected property owner to secure an Access Agreement authorizing the City and contractor to access the site for completion of Phase I and potentially, Phase II ESAs.

The City is well aware that sites are ineligible for Brownfields funding if they are listed or proposed for listing on the National Priorities List; if the facilities are subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA, or if the facilities are subject to the jurisdiction, custody, or control of the United States government. Consequently, these factors will be incorporated into the prioritization matrix criteria and eliminate any site where any of these conditions are true.

2. As mentioned in the response to Question 1, City X created a Brownfields Task Force to identify and prioritize sites as part of a community betterment initiative. Of particular interest to the Task Force are properties that are:

- Vacant or abandoned;
- Unsecured sites;
- Tax delinquent;
- House nonviable facilities that have been used for manufacturing, agricultural processing;
- Undeveloped parcels of land located adjacent to rail service;
- Scrap metal storage facility that are exposed to the elements; and
- Obvious non-conforming land uses located within the target area (e.g., open storage next to residential, commercial, or office buildings).

Through the efforts of this multidisciplinary team, the City anticipates learning more about targeted sites and how known or perceived environmental contamination could affect future reuse of properties.

3. The City will secure Access Agreements when targeted sites are owned by private properties. In addition, the City anticipates that access can be secured through amicable means. If, however, property owners express reluctance to grant access, the Brownfields Task Force will consider asking the City Council to take more aggressive means to gain access to targeted site(s). These options could include condemnation for a temporary easement, or some other involuntary mechanism available to local governmental entities.

Criteria D: Sustainable Reuse of Brownfields

To what extent will this grant support the goals listed below:

1. Prevent pollution and reduce resource consumption through, e.g., Brownfields prevention, infrastructure reuse, native landscaping, innovative stormwater management/reuse, construction debris/fill reuse, local government commitment to achieving green building and/or energy efficiency building standards, and/or others.
2. Promote economic benefits, e.g., an expanded tax base, increased investment, job creation, enhanced property values through adjacent Greenspace creation, and/or others.
3. Promote a vibrant, equitable, and healthy community, through, e.g., smart growth, linked recreational and park areas, affordable housing, and/or others.

Sustainable Reuse of Brownfields Example 1

1. The focus of the grant will be on the future North Field of the Hillside Park target area (approximately 100 acres). The redevelopment of this phase of the park will feature stream and habitat restoration and will be the focal point of a community-wide alternative stormwater management project. Stormwater from the two watersheds (approximately a third of the city) will be redirected to its natural flow along Crow Creek and to the North Field. The Crow Creek running through the target area was placed in an enclosed concrete stormwater culvert during the 1930's and has been polluted by adjacent properties constructed before regulations were in place to control pollution, runoff, and floodplain development. Current redevelopment projects throughout the entire program boundary will be required to institute necessary controls to prevent pollution. In addition the city encourages innovative prevention techniques and has seen additional success beyond requirements on several recent Brownfields redevelopments. One example is a former Brownfields site in our downtown now under construction to become the City X fourteen screen Movie Theater. City X will be installing an oil/water separator in the parking deck that traps the runoff from the washdown of the deck and filters it through a sand filter trapping and removing the oil before it enters the public stormwater system. This system was installed as an example and the City is encouraging this in all new parking decks.

The future creek in North Field will feature a restored aboveground sloping stream bank, native trees, grass, constructed wetlands, and trails, all focused on improved water quality through natural bio-filter techniques. A wildlife corridor will be re-established within the center of the city by linking this portion of the creek with the natural creek which runs open just outside park boundaries. The U. S. Army Corps of Engineers is currently engaged in a planning program that will provide detailed plans for flood protection and improving water quality.

City X local government is committed to sustainable reuse of Brownfields. The Brownfields Program is managed in a way to ensure that future Brownfields are prevented by directing assessments to sites with sound redevelopment plans for economic use or with long-term preservation plans such as Hillside Park. Also, by developing the inventory ranking system the likelihood of actual remediation and redevelopment will be greatly enhanced. Plans for sustainable reuse must be addressed through the application process by private applicants requesting assessment funds, as well as applicants for City X business and residential development loan programs. Projects that incorporate sustainable development, especially green building projects, are given priority for funding and will rank higher in the inventory. Green development practices are encouraged by the local government and the City's Brownfields Program. Apr. 12-14, 2006, City X will host a regional Sustainability and Brownfields Conference in cooperation with Region 7 EPA and City University. The summit will be held at the newly completed green building, the City X Green Center, which was a former Brownfields site and also on City University's "green" campus.

City X has seen a surge of interest in green building construction in the past year and has three LEED certified buildings that are currently under construction, one of which was a former Brownfields site where assessment funds under a previous EPA grant were applied. The Brownfields Coordinator has worked with the Main St. Historic District (which is in the first stage of a large-scale redevelopment in accordance with a City initiated plan) to pass a resolution to become a "green community." The resolution was passed in September and has stimulated the formation of a grassroots committee focused on creating green programs, an Earth Day event this April, green business recruitment, and the construction of the first LEED certified building in the district. Main St. as a Green Community will be one of three case study projects for a design charrette at the Brownfields Conference. It has a concentration of economically compromised Brownfields in the district. This district is centrally located within the Brownfields Program boundary less than a mile north of Hillside Park and has been engaged in Brownfields Program input.

2. One of the main goals of the Brownfields program and creation of the park is to drive economic development and job creation in the center of the city. Stormwater improvements will be closely tied to extensive floodplain remediation due to several buildings being located within the 100-year floodplain. Remediation will center on creation of a detention basin in the North Field connected to the creek in order to improve flood capacity and help facilitate redevelopment and economic investment by removing close to one hundred properties from the floodplain. The creation of almost 100 acres of Greenspace in the North Field will promote investment in the East Neighborhood which borders the future park to the south and is the most economically depressed neighborhood in the city. We have already seen a few pioneers redeveloping along the south edge of the target area, and it is primed for redevelopment as the park increasingly

becomes a center for activity. Past accomplishments for the Brownfields program, particularly the first phase of Hillside Park, have given the community and investors the confidence to support and invest in future phases. Hillside Park won the Brownfields Award at the Brownfields Conference in City A. This initial phase encompassed 30 acres and contains a AA baseball stadium (privately financed), ice skating rink, exposition center, 1000 parking space garage, and a 12 acre park. \$130 million in public and private investment have been leveraged so far in the Hillside Area which was instigated by early environmental assessments that supported the vision.

A Tax Increment Finance (TIF) district was created for City X and is projected to generate almost \$10 million in additional property taxes and over \$30 million in additional state and local tax revenues over the 23 year life of the TIF. Recent studies following the County Assessors bi-annual reassessment demonstrated that property values in the previous Brownfields area have more than doubled over the past four years indicating the success of the Brownfields redevelopment program which will continue with approval of this application. The Comprehensive Plan confirmed the community's resolve to create a vibrant downtown and to restore this area to prominence. The plan was adopted in 1998, updated in 2003-2004, and from the plan the Hillside area is becoming an area of creation and economic focus due to proven success of the Brownfields program. This economic vitality will prevent the creation of future Brownfields sites by providing higher and better options in the real estate economy and making contaminated and abandoned property an economic disincentive. As the entire center of the city, downtown, Main St. and North City X become economically viable once again and the environment is protected through site selection, incentives, and regulations, there will never again be "abandoned or underutilized properties where expansion or redevelopment is complicated by either real or perceived environmental contamination"...Brownfields.

3. In the City X-County Z Comprehensive Plan, the citizens proclaimed that "City Center is everybody's neighborhood." This statement is a perfect illustration of the vibrant housing opportunities that are being created in the mixed use districts within City Center, many of which were formerly environmentally challenged Brownfields properties. Over the past three years more than 400 housing units have been completed in downtown and along the City X Greenway, with just as many currently under construction or design. Redevelopment of City Center has focused on a diverse mix of building uses and amenities, attracting young professionals and empty nesters to live, work, and play. Quality affordable housing units for all income ranges was identified as a top priority of the Comprehensive Plan Update, and the City has targeted its affordable housing loan programs to City Center and encourages energy star in these projects. Plans are being developed for a multi-modal transportation facility in downtown along the City X Greenway. This facility will eventually be connected by a system of greenways throughout the community discussed in other sections of this application. The activities proposed for this grant are setting the stage for increased population density in City Center, bus usage, biking, and increased pedestrian traffic. This will promote safer neighborhoods, more inviting living spaces, and overall healthy living through Brownfields revitalization within the community. By continuing the Brownfields program we are increasing the vitality of our urban core and reducing urban sprawl as living and working opportunities continue to grow in the heart of our community.

Sustainable Reuse of Brownfields Example 2

The Region X Planning Commission's (XPC) comprehensive approach to Sustainable Development and the sustainable reuse of Brownfields anchors our proposal's implementation strategy and enables us to achieve each of the goals discussed below. The XPC integrates the planning for the region's environmental protection and economic development at both the regional level, (with strategies developed in our regional efforts including the Comprehensive Plan, Regional Greenspace Plan, Transportation Plan, County Z Plan) and at the local level (with strategies developed in our work on local master plans, innovative zoning ordinances, community participation in local level planning). The objective is to establish the general policy guidance at the regional level to support sustainable development and Smart Growth principles, while working at the local level to help communities plan in a way that is consistent with those policies. The XPC integrates our regional and local level planning to maximize the sustainable reuse and redevelopment of Brownfields sites.

1. The XPC addresses pollution prevention in multiple ways. The XPC comprehensively plans for environmental protection at the regional, local, and site levels. At the regional level, the XPC is working closely with other public and private entities in a region-wide level Land Revitalization Plan and is completing its Regional Master Plan Chapter on Natural Resources. The XPC has developed local ordinances to prevent clear cutting of development sites and ensure the long-term capacity of our environmental resources to act as filters, buffers, and aquifer recharge areas. The XPC is formulating guidelines for regional impact assessment to include environmental impacts and require multi-town coordination to manage environmental impacts from large development projects.

At the local level through its Rider Planner program and Conservation Committee Rider program the XPC works with communities that do not have a planning staff to promote sustainable use of resources through the management of several site-level drainage processes, such as managing stormwater flow and non-point pollution through site level design for low impact development and on-site filtration and the regulation of site development based on restrictive and sensitive environmental features such as wetlands, steep slopes, riparian areas, and aquifer recharge areas. The XPC has developed zoning ordinances designed to encourage infill development in abandoned or vacant industrial areas through the use of transfer of density rights, village zoning, flexible density zoning, density bonuses, and encouraging the use of innovative zoning ordinances to cluster housing in small areas while preserving large forest blocks and other resources through the use of conservation easements and deed restrictions in the site development process.

Particularly important to State Y's environmental protection strategy is the recognition of the Smart Growth principle of preserving open space, farmland, natural beauty, and critical environmental areas. The XPC recognizes that not only does our environment depend on this protection; also our economic sectors of tourism and recreation depend on the sustainable use of our forests, farms, orchards, rivers and streams, and mountain slopes. In order to protect these areas' environmental resources and also the economic benefits that are derived from outdoor recreation, tourism, hunting and fishing, and related activities, the XPC works with towns to identify unique natural resource areas, cultural areas, and scenic areas and direct development

towards existing industrial, commercial, and retail areas such as abandoned mills, factories, and historic town centers. By balancing our protection of our unique natural areas with our more intensive use of Brownfields and by identifying and rehabilitating such Brownfields areas through the use of this grant, we can prevent pollution and reduce resource consumption in our region and our towns.

The XPC's Brownfields program will adhere to the following Smart Growth policies outlines in the XPC Regional Master Plan: 1) take advantage of compact building design; 2) create a range of housing opportunities and choices; 3) create walkable neighborhoods; 4) foster distinctive, attractive communities with a strong sense of place; 5) preserve open space, farmland, natural beauty, and critical environmental areas; 6) mix land uses; 7) strengthen and direct development toward existing communities; 8) provide a variety of transportation choices; 9) make development decisions predictable, fair, and cost effective; and 10) encourage community and stakeholder collaboration in development decisions. In addition, redevelopment of Brownfields sites will include development and implementation of stormwater management plans, energy efficient building codes, and elements of green building design.

2. The XPC will work with the owners of the Brownfields sites, municipal and community leaders, and local businesses during and after the assessment phase to secure the maximum benefit to the public and particularly low and moderate income persons associated with reuse and redevelopment in terms of jobs, a broadened tax base, and protection of the environment. The reuse of these facilities will reduce sprawl and invite new business and growth into the region. Redevelopment will strength existing partnerships and foster new working relationships among the XPC, local elected officials, redevelopment authorities, residents, local and regional environmental and natural resource protection organizations, and community and economic development officials working with the private sector to foster redevelopment of commercial and industrial Brownfields into new business sites creating new jobs and increasing and diversifying the tax base for municipalities.

3. The XPC is experienced in working with area developers and non-profit agencies to create developments that create vibrant communities by providing a mixture of housing choices, mixed retail, office, and residential uses, and pedestrian connections. Through our Rider Planner Program, the XPC works closely with towns in developing strategies for redevelopment of town center areas and long-term planning for fostering distinct, attractive communities with a strong sense of rural character that is highly valued by the citizens of our smaller, more rural towns. It is important to our commission to not only promote the Smart Growth principles of mixed use and walkability, but to also plan for the future using a process that encourages community and stakeholder collaboration in the development decisions. As an example of this process, we are currently working with the towns in our region to find solutions to the intertwined issues of transportation and land use along a major state highway in our region, the Hwy 1 Corridor.

The XPC recently completed the Hwy 1 Corridor Study, which includes three of our target communities. The study suggests that towns rezone their existing business districts in order to prevent the spread of sprawling retail development that will eventually overwhelm the existing transportation infrastructure. An example of the Commission's work to promote mixed-use, Sustainable Development can be found in our work with Town A. This town recently completed

a “Smart Growth Audit” lead by the XPC, and subsequently, a Visioning Session, a multi-phase public input process designed to guide the long-range planning for land use, transportation, access management, community facilities, and recreation within the town. Plans are currently underway to identify areas along the Hwy 1 Corridor most suitable for development or recreational uses. The public input process identified areas of town where pedestrian connections are needed and a group of middle school students have successfully applied for one of the state department of transportation’s Transportation Enhancement Grants, which will help fund a sidewalk connecting the middle school with the town’s library, administrative offices, and safety complex.

The project will increase the public’s awareness of Brownfields as both a liability and an opportunity to attract remediation funds and new public and private investment to the region. Many Brownfields sites are in or adjacent to downtowns. New investment and the resulting redevelopment will lead to more vital downtowns that can attract a new mix of uses and people including housing of various types and affordability, services, recreation, Greenspace, cultural and historical activities, and tourism.

Criteria E: Creation and/or Preservation of Greenspace/Open Space or Nonprofit Purposes

Describe the extent to which the grant will facilitate the creation of, preservation of, or addition to a park, greenway, undeveloped property, recreational property, or other property used for nonprofit purposes. If this grant will result in such creation or addition (e.g., a new or expanded community park), what specific regulations, policies, or programs, are (or will be) in place to provide for long-term management and care? If this grant will result in such preservation (e.g. preserving outlying Greenfields by focusing development on Brownfields) what specific regulations, policies, or programs, are (or will be) in place to assure long-term management, care and preservation?

Creation and/or Preservation of Greenspace/Open Space or Nonprofit Purposes Example 1

The subject site is adjacent to the Roaring River and is linked historically to the Great Expedition. Consequently, site redevelopment plans will incorporate Greenspace, recreational trail development, and scenic river outlooks that include interpretive stations documenting events associated with the Expedition and its significance to County Z. Trails Park located approximately two blocks away will be integrated into this overall design with an emphasis on the Expedition.

County Z is also committed to addressing factors that affect redevelopment through the pursuit of risk-based remediation planning and applying responsible engineering and institutional controls that are reflections of the County’s commitment to secure and provide for the long-term management and care of this redevelopment project. This commitment translates into ensuring that institutional controls are enforced and/or engineered controls are managed. Additionally, care and preservation of the trail, related facilities, and other Greenspace will be maintained by County staff for the life of the assets. Funding to maintain these areas will come from the revenues generated by the general fund and other funding sources such as bonds and non-profit volunteer groups.

Creation and/or Preservation of Greenspace/Open Space or Nonprofit Purposes Example 2

Consistent with the City's Comprehensive Plan, Brownfields revitalization will include various "green" aesthetic improvements such as a park, trail, and general "greenway" creation. A primary goal of the City's Comprehensive Plan is to provide abundant open space, parks, and a variety of recreational facilities in pleasant and safe surroundings accessible to all residents and developed in such a way as to preserve our natural environment and to provide for the enjoyment of leisure time. More specifically, City X has been named a Bicycle-Friendly Community by the League of American Bicyclists. City X was the first city in the metropolitan area to draft and adopt a bicycle transportation plan incorporating both on and off-road bicycle facilities. Creation of additional bike trails is an ongoing City initiative.

The City has adopted a Downtown Streetscape Design that will create additional Greenspace within the downtown district. Brownfields funding, associated developments, and the increased pedestrian and bicycle traffic that will likely ensue, will further promote similar projects and the creation of more aesthetically pleasing green and open areas. Further environmental assessments may identify sites that are not attractive for intensive development due to the environmental conditions reported. Such properties, however, may be prime candidates for recreational and green use through soil encapsulation and vegetative coverage. Finally, urban revitalization and Brownfields redevelopment will funnel developers back into the City's urban core. This initiative will therefore help deter urban sprawl and encroachment on the undeveloped and recreational lands south and west of the Hwy 1 loop.

Criteria F: Pre-Award Community Notification

Note: Responses to this section are required as part of your proposal and will be ranked accordingly. Actual notification need not take place prior to selection, but applicants should be prepared to implement their plan as soon as selections are announced. EPA will require the execution of Community Notification plans prior to grant award and no later than September 14, 2007.

If selected, as part of their work plan, applicants will be required to summarize the major comments received and their responses to those comments.

Please note that the notification is to citizens or members of the public, not exclusively to government officials.

1. Describe how the targeted community(ies) was or will be notified of your proposed plans should your proposal be selected for funding. If conducted by another entity on behalf of you, the applicant, please demonstrate how you were or will be involved in the community notification (i.e., you attended or will attend the public meeting, you responded or will respond to comments, etc). Describe the means by which you notified or will notify the community of your plans and by what means they provided or may provide comment.

2. Explain why the notification method proposed above was/is the most appropriate way to reach your target community. Provide any details that justify your notification plans (languages used, type of media used, medium used, etc.).

3. How long of a comment period did/do you propose (if less than two business weeks please explain why)? What forms of outreach did/will you employ to encourage community comment over this period?
4. What were/are your plans for addressing comments received?

Pre-Award Community Notification Example 1

1. A public meeting on the application submissions was held on Dec. 1st, 2006 at 6:00 PM in City Hall Council Chambers. Copies of the grant proposal were available at the meeting and at City Hall for members of the public to review and comment on. An invitation to the meeting was published as an advertisement in the local newspaper (see attached). The Brownfields stakeholder group of over 60 citizens received a written invitation to the meeting. The meeting was also advertised on the local government access cable channel TV1, and on the Neighborhoods Organization website. A fact sheet about the grant applications and meeting was distributed to local community groups at regular meetings with information about the public meeting and how to access a copy of the application. City Brownfields staff was available at the meeting to answer questions and respond to input from the public. Key staff members gave presentations about the Brownfields program and grant applications. Meeting participants were given comment cards to provide input on the grant application and the Brownfields program. The City also made the application available on the front page of its Brownfields website at www.cityx.gov/brownfields for review, as well as an invitation to the meeting and contact information for comments. A hard copy was also made available at the Department of Development and Planning.

2. The notification method was determined based on results from a 2002 citizen survey conducted by the City where citizens reported that the newspaper was their number one source for City information. The City website has the highest growth rate of any information source, and TV1 and public meeting were also at the top of the list. The stakeholder list and community groups notified have grassroots involvement with affected neighborhood and civic organizations in the community. English was the language used since only 1.8% of the population is Hispanic and English is the predominant language in City X with close to 100% of the population fluent in English. City X's website was recently named as a top E-government webpage by the National Policy Research Council based on the categories of: usability, citizen responsiveness, accessibility for disabled visitors, information tools, online procurement, job opportunities, and interactive permits and payments. The Brownfields section of the site was recently highlighted at the 2006 National Brownfields Conference and will continue to provide this same high quality system for community engagement.

3. The public meeting was held nineteen days prior to submission of the application. The public comment period began November 14th lasting approximately one month. Feedback was received at the public meeting on comment cards, through the website email notification, and by phone. Specific presentations were also given during this period to the Environmental Advisory Board, City X Advisory Board, Districts Organization, and the Commercial Club of City X. A one page informational sheet about the grants with a map of the program boundary was developed as a handout with the website link to access the full grant and staff contact

information. This handout was distributed during presentations, the public meeting, and to neighborhoods through the Neighborhoods Organization.

4. Comments were addressed directly by staff and included in the application where applicable. If selected, the community will be notified with a press release. We will continue to provide updated public information on program activities through the website, TV1, and through public presentations and partnering with community groups.

Pre-Award Community Notification Example 2

1. Prior to submitting this application, the City X Development Committee (XDC) initiated a process to collect public input. XDC's time-honored tradition of community involvement is critical for this project to be successful. It is believed that through early and frequent public interaction, community-based plans secure greater public support because citizens understand the importance of the initiative and how resources, like the Brownfields Assessment Grant, play a role in addressing a public need. To this end the XDC pursued several initiatives to announce the submission of this application and solicit input in the preparation of the grant. The initiatives included:

- Posting draft documents at the XDC Administrative office building.
- Issuing a press release informing citizens that the document was available for public review and comment.
- Hosting an open house to summarize the importance of this initiative, give background information on the EPA Brownfields Grant, and solicit input on the draft document.

2. The XDC worked with area media outlets (newspapers, radio, and television) via issuance of a Press Release, posting of documents and contact information at the XDC Administrative Office, and hosting of an on-site Open House event to familiarize the community about this initiative and create more opportunities for public input. By using diverse notification methods, the XDC believes it can generate a better response.

3. The Press Release was issued November 17, 2006 and encouraged citizens to learn more about the EPA Brownfields Assessment Grant and its importance to revitalize the former City X Army Depot. Citizens were directed to review copies of the draft documents at the XDC Administrative Offices. In addition, the release also announced an Open House that will be held on November 27, 2006.

4. Comments received were incorporated into the grant to the extent possible. Some suggestions did not pertain to the specific question asked. In these instances, the suggestion was documented and, if possible, a response was sent to the person who offered the idea. In addition, some comments came in the form of a question. In these instances, the XDC responded either via a phone call, letter, or e-mail.

Criteria G: Ongoing Community Involvement

EPA requires community notification and encourages continuing community involvement.

1. Discuss your plan for involving the affected community (e.g., neighborhood organizations, citizens' groups, borrowers, redevelopers, and other stakeholders) in cleanup decisions or reuse planning. Describe what community involvement activities, if any, have already occurred.
2. Describe your efforts and/or plans to develop partnerships at the local, state, and/or tribal level with other stakeholders to ensure appropriate and sustainable cleanup and redevelopment of Brownfields in your targeted community.
3. Describe your specific plans for communicating the progress of your project(s) to citizens, including plans for communicating in languages indigenous to the community or other efforts to reach the targeted community as well as the broader community.
4. Provide a list of the community-based organizations involved in this project and a contact person, phone number, and a brief description of the organization's activities and representation (these organizations may include, but are not limited to, local citizen groups, environmental organizations, civic organizations, local business groups and institutions, educational institutions, and local labor organizations). Community-based organizations do not include the local planning department, the local fire department, or the mayor's office.

Note: EPA may conduct reference checks to ensure that organizations identified are supportive and involved with the Brownfields project.

Ongoing Community Involvement Example 1

1. **Plans for Involving the Affected Community:** In addition to the general public outreach activities described above, the City will make specific and direct efforts to engage key citizen and advocacy groups, investors/developers, benevolent foundations, housing support groups, and others to gain support and understanding for the community need and the goals and objectives of the Brownfields assessment and cleanup program efforts in City X. Some formal and informal discussions with some of the key groups have already been initiated (including the Sept. 13th, 2006 Public Meeting) that have primarily been focused on the future plans for the Central Neighborhood.
2. **Efforts and/or Plans to Develop Partnerships at the Local and State Level:** Efforts and plans to develop partnerships at the local and state level have consisted of preliminary discussions and support from the State Y Department of Environmental Quality (YDEQ), Department of Human and Health Services (HHS), Housing Department (HD), and the State Y Department of Economic Development (DED). YDEQ has provided substantial guidance and support in the development of appropriate Brownfields strategies while HHS has offered assistance in conducting/reviewing surveys of the Central Neighborhood for the presence of asbestos containing material and lead based paint and other potential health hazards. HD and

DED have been sources of community planning and housing support and analyses. Each of these entities will continue to be strong partners in the Brownfields assessment and cleanup process. Additional outreach and collaboration will be sought from Hispanic advocacy groups such as the Mexican American Group of State Y and state and local offices of the National Council of LaRaza to ensure that adequate input into the public involvement process is gained both from affected residents in City X as well as these state and local advocacy groups.

3. Communication of Progress to the Public: Once project objectives, milestones, and measures of success are established, periodic (no less frequently than quarterly) updates will be provided to interested parties through appropriate mediums including direct mailing, web posting, newspaper announcements, and other mechanisms described and listed previously. As is typical of similar public communiqués in City X, duplicate mailings/postings will be provided in Spanish to ensure adequate communication and understanding for the Hispanic community.

4. List of Community Based Organizations Involved in the Project: The following is a preliminary listing of community based organizations involved in this project and a contact person, phone number, and brief description of the organizations' activities and representation:

- City X Community Organization – Mr. Ken Johnson – 555.555.5555 – funding of parks/recreation equipment
- Delmer Fund – Ms. Hannah Young – 555.555.5555 – infrastructure improvement funding
- City X Economic Development – Mr. Jared White – 555.555.5555 – assistance and promotion of future business
- St. Mary's Catholic Church – Fr. Jerry Koch – 555.555.5555 – Spanish translation/outreach/communication
- Housing Department – Ms. Jan Cutestory – 555.555.5555 – grant applicant partner/low income housing development and assistance/bilingual support/lead hazard clearance

Ongoing Community Involvement Example 2

1. Ongoing Community Outreach Plan: The Council approved application for funds in a regular meeting, 11-20-06. Eight years ago City X developed a comprehensive plan using community wide meetings and public participation processes for goal setting and planning. The business owners and surrounding neighborhood in the Central commercial corridor participated in the earlier process and will be invited to attend the meetings for the comprehensive plan update expected to occur over the next 12-18 months.

The community planning process will take place simultaneously to the environmental assessment period, providing the Central Business District and surrounding neighborhoods an opportunity to be involved in the cleanup and reuse planning. The City will publish a notice of a community wide meeting at least two weeks in advance of the meeting in a generally circulated newspaper. The process also includes monthly meetings with a task force of community leaders and stakeholders where EA reports can be discussed and incorporated into the plans.

City X works closely with residents and business owners to involve them in all of the activities of the community, including the community's comprehensive planning processes. One tool is the City's quarterly newsletter distributed free to City X residents (since 1976) to provide them with

detailed progress on the community's initiatives. The newsletter can be viewed at www.cityx.gov/newletter (English).

2. Partnerships (Local, State, and Other Stakeholders): City X has been working closely with all stakeholders to redevelop historic City X and bring vitality back to this important first-ring suburb. Current partnerships include:

- State Y Department of Natural Resources – Voluntary Cleanup Program
- State Y Housing Department – Affordable Rent Initiative
- State Y Department of Economic Development – YAY Initiative
- Central Business District (merchants association)
- City X (historic community park restoration, progressive economic development initiative, community newsletter, Main Street program)
- City A (neighboring jurisdiction on southwest corner of main intersection of Central Avenue and City X Road)
- Regional Commercial Association – Environmental Council and Brownfields Group
- County Z – Economic Council, Real Estate and Community Development Group, and Transportation Planning
- State Y Department of Transportation (Harry Teyte at 555.555.5555)
- Grocery Megastore (owner of grocery store chain in Central Business District and area redeveloper)
- Forest Companies (residential redeveloper, recently completed City X TIF redevelopment agreement for mixed-income and affordable housing, new residential redevelopment of former Graystone Mall, a greyfield solution)
- GHM Enterprises (commercial and residential redeveloper with City X TIF redevelopment agreement for residential area adjacent to Central Ave.)
- Blue Group (commercial redeveloper with City X TIF agreement to redevelop new commercial area at South Mall redevelopment, former greyfield)
- Johnson Marketing (manufacturer of signs, employer in Central Corridor)
- St. Mary's Hospitals (participating in a new initiative to preserve historic St. Mary's church and redevelop related property adjacent to the Central Ave. and City X Road intersection for new adult care nursing facility)

3. Progress Reporting Plan: The City will develop a distribution list to contact and communicate with community groups, stakeholders, and partners. Meetings to discuss reuse plans are currently part of the scheduled comprehensive planning process scope of work for the community in 2007 and will include goal setting and follow-up open house meeting for the community to review plans before a public hearing process. The meeting for setting goals and the open house will allow affected parties to discuss the reuse of assessed and planned areas and to determine that earlier plans are still the desired goal for the area.

4. Community Based Organizations:

Business and Economic Development Organizations			
Central Business District	Mary Oregon	555.555.5555	Merchants association
Sunshine Inc.	Paul Zoo	555.555.5555	Business appreciation
City X Progress	Gary Tall	555.555.5555	16-pg newsletter

Regional Commerce Association	Brad Worth	555.555.5555	Regional chamber of commerce
Health, Environmental, and Recreation Organizations			
Friends of the Park	Scott Bush	555.555.5555	Park restoration, reforestation, and youth programs
State Y Forest Preservation	Spring Green	555.555.5555	Reforestation partner
Greenways Inc.	John Snow	555.555.5555	Community outreach programs, info on Brownfields redev't
Gateway Group	Davis Gall	555.555.5555	Voter approved tax fund – parks, trails, greenways
County Z Health Department	Janet Dunder	555.555.5555	Public, environmental health, air pollution control program
Curbside Recycling	Public Works	555.555.5555	Waste recycling
Computer Recycling Program	Angie Judd	555.555.5555	America Recycles Day Initiatives
Educational Organizations			
City X School District	Dr. Smith	555.555.5555	Public education
State Y University	Karen Tomlin	555.555.5555	Community outreach, environmental justice
Community College	Chris Foster	555.555.5555	Community outreach
Community Development Organizations			
Sustainable Neighborhoods Group	Ann Kline	555.555.5555	Small business loans and grants to eligible business owners
Housing Authority	Donna Kim	555.555.5555	Resident adult education, Head Start program
City X Historical Society	Andrea Wertz	555.555.5555	Collect and preserve City X's history, educate public

Criteria H: Reduction of Threats to Human Health and the Environment

1. How and to what extent will funds be used to identify and/or reduce threats to human health and the environment within the target area that may be associated with exposure to Brownfield site contaminants? If known, describe the proposed end use of the Brownfields site and to what extent this proposed end use will factor into cleanup activities, monitoring, and maintenance of engineering controls or institutional controls as part of redevelopment.
2. To what extent are you working with your local, state, or tribal health agency to ensure protection of public health and the environment during the assessment, cleanup, and redevelopment process? Include a brief discussion of relevant state/tribal response program (or “Voluntary Cleanup Program”) processes, where applicable. Note: Local governments seeking funds to support health monitoring must provide additional detail on proposed monitoring activities as part of this question.

Reduction of Threats to Human Health and the Environment Example 1

1. The Brownfields Program (BP) provides the technical oversight for Brownfields properties. The program's project manager oversees the Phase II assessment, planning, and cleanup stages of the remediation. Contamination through all media is addressed. Cleanup will be according to state guidelines to assure the safety of the intended end-use.

BP recently completed its 300th oversight cleanup. The Completed Cleanups Study documented 50 BP sites that have been redeveloped from which 154,000 tons of contaminated material were removed. The communities of those 50 sites are safer as are the communities of all 300 sites.

Recipients of the Specific Site Assessments are not mandated to enroll in the BP but are encouraged to do so during the Phase II assessment and any subsequent cleanup. The BP assures that the cleanup was performed properly and provides a certificate of completion so stating. SSA sites are more assured of proper cleanup and continued protection of the public when a partial cleanup is justified.

The State Y Risk Based Correct Action (YRBCA) guidelines provide the standards for cleanup of petroleum based contaminants. The guidelines provide for tiered cleanup according to the end-use planned. Many sites are not economical for redevelopment if a 100% cleanup to pristine condition is required, if the end use is industrial or commercial/retail, some contamination can be left in place if it is contained and the public and environment are protected. The BP certificate of completion includes that the needed institutional (e.g. title restrictions on usage) and engineering controls (barrier caps and ongoing monitoring) are defined and properly filed with the local authorities.

A Long Term Stewardship (LTS) system is being developed to assure that institutional controls are maintained as properties exchange owners. The LTS system will assure that the sites are properly used, that high-risk populations will not be exposed to contamination, and that future generations are protected.

2. The department works closely with the State Y Health Services Department as well as with county health authorities. The safety of drinking water sources is a major concern, especially in rural State Y. A cooperative effort is required.

Reduction of Threats to Human Health and the Environment Example 2

1. City X's current understanding of potential threats to human health and the environment is based on the general knowledge of past commercial activities along the Central Trail corridor and on Main Street. As a converted rail line, the trail corridor is likely to have had some transportation and agricultural contamination. Based on this general knowledge and the probable former land uses of properties that will be assessed, classes of chemicals of concern (COCs) can be anticipated with a reasonable degree of certainty. These COC classes include:

- Chlorinated solvents (particularly tetrachloroethene (PCE), trichloroethene (TCE), 1,1,1-trichloroethane (1,1,1-TCA), and the biodegradation products)
- Polychlorinated biphenyls (PCBs)
- Heavy metals

- Semi-volatile organic compounds (SVOCs)
- Agrichemicals (pesticides, fertilizers, etc.)
- Asbestos
- Lead based paint
- Petroleum solvents and various hazardous substances contained within oils

Potential human exposures to the above COCs include ingestion and/or dermal contact of soils and/or water derived from wells and inhalation of volatile organic compounds (VOCs) volatilizing from soil and/or groundwater into indoor air. Of particular concern are VOCs due to their potential to distribute widely in groundwater and the potential for these compounds to migrate in groundwater to the city well field (located less than half a mile away), residential areas, suburban wells, or ecological receptors. Of further concern is the potential for these compounds to biodegrade into vinyl chloride, which is more toxic than the mother compounds. The City Gymnasium contains floor tiles and residual pipe insulation that incorporate asbestos, representing an ongoing threat to children using the facility.

Due to the currently underutilized nature of some of the properties that may be assessed as part of the grant-funded project, there is a potential threat to terrestrial ecological receptors. Furthermore, aquatic receptors may be threatened by runoff from contaminated sites or discharge of contaminated groundwater to surface water – in particular, the Crow Creek, which joins the National Scenic Hare River six miles west of City X. City X proposes to use assessment funds to:

- Obtain access to target properties
- Define data quality objectives for assessment and remediation efforts
- Collect and analyze environmental samples from soil and groundwater (and as necessary, surface water and sediments)
- Interpret resulting data and delineate the nature and extent of COCs as compared with risk based standards provided in State Y's Voluntary Cleanup Program
- Identify appropriate cleanup strategies in consideration of assessment findings

City X recognizes that reuse of Brownfields sites might involve future dedicated or mixed commercial, residential, industrial, or recreational activity. Close involvement of the community in the information gathering, planning, and reuse visioning will assure the most satisfactory consensus for future safety at redeveloped Brownfields.

2. City X is working with YDEQ on many levels. First, the YDEQ has been engaged to inform and educate City X about Brownfields and their inter-relationship with economic development. To this end, the YDEQ has provided many hours of consultation to City X, by email, phone, and at national meetings, to address questions, propose assessment strategies, and discuss community education plans. City X will bring YDEQ to the community to provide public information sessions as part of the ongoing public input process. Second, City X is working with the YDEQ to identify projects eligible for the section 128a assessment program. These assessments will be conducted according to ASTM E 1527-05 standards. Third, the YDEQ will provide technical assistance to City X for a variety of technical and regulatory issues that are likely to arise during assessment activities and identification of cleanup strategies. By enmeshing State Y's Voluntary Cleanup Program standards with land use and development plans, the

YDEQ will help City X identify and cleanup projects through funding from a combination of resources, including but not limited to USEPA Cleanup grant funds. Regarding State Y health services, the Rainbow Foundation has a strong collaboration with the North State Y Health Services, the regional public health department. City X will involve NYHS in all stages of this community wide assessment project to assure bi-directional information and resources sharing related to Brownfields and public health issues.

Criteria I: Leveraging of Additional Resources

1. Identify the funds (e.g., general revenues, Tax Increment Financing (TIF), staff time/in-kind) that your agency/organization has committed or will commit to meet the assessment needs not met through this grant, e.g., additional stages of assessment, etc.
2. Demonstrate your ability to leverage funds. Describe all other funding sources (e.g., federal, state, nonprofit, or private) that will be committed or that you are pursuing to fill in any remaining funding gaps to ensure the success of this project.

Leveraging of Additional Resources Example 1

1. **Identify funds the organization has committed to this project:** This application aims to acquire the preliminary funding necessary to promote the City X Brownfields Redevelopment Initiative. A successful community wide Brownfields Program will require resources in addition to Grant funding, and the City has also committed additional resources to support the initiative. In-kind resources in the form of staff time, technical resources, and supplies will therefore be dedicated as needed for successful grants management and continued revitalization efforts. City funds allocated to infrastructure improvement and public amenities will also be utilized in connection with Brownfields projects. It is anticipated that this collective use of grant and City funds will encourage additional private investments.

City X has adopted a Downtown Revitalization Grant Program which provides grants and low interest loans for building renovation and improvement projects. The Program is supported by the City General Fund and allows for grant increments of \$2,000 and \$5,000 and loans for up to \$25,000. Under the Neighborhood Improvement Program, tax rebates are available for improvement projects that increase the appraised property value. These rebates come from the City and other taxing units participating in the associated interlocal agreement.

The City will continuously evaluate additional internal and external funding sources during the grant period. Supplementary efforts such as tax increment financing (TIF), bonding, specialty taxes, and creation of business and community districts could be applied to provide additional financial backing.

2. **Demonstrate ability to leverage funds:** The City will continue to pursue funding from previous and ongoing leveraging sources. The 36th Ave. & Jefferson St. project leveraged approximately \$58,000 from the State Y Department of Natural Resources Targeted Brownfields Assessment (TBA) Program for property assessment and cleanup. The City will continue to

leverage this funding source before, during, and subsequent to the grant period to further spark Brownfields revitalization.

Prior to becoming a Community Development Block Grant (CDBG) Entitlement Community, City X completed numerous stormwater drainage projects. These projects were located in the older portion of the community and were leveraged with City funds. Since becoming an Entitlement Community in 2003, the City has leveraged \$400,000 in CDBG funds to construct downtown streetscape improvements totaling \$1.9 million, and is using \$187,000 in CDBG funds as a portion of a \$700,000 street improvement project of Main St.

Leveraging of Additional Resources Example 2

1. Local Funding Commitments (TIF, Staff Time/In Kind) for Additional Needs

The Commercial Corridor is in a tax-increment financing (TIF) district. Eligible TIF activities in the Target Area include environmental cleanup of contaminated properties as it contributes to activities that:

- Eliminate and/or reduce the presence of conditions that make the Target Area, in its present condition and use, a “conservation area” under the terms of the TIF act;
- Stimulate development and redevelopment of the Target Area through private investment;
- Create new jobs and housing opportunities in the City;
- Enhance the tax base of the City and that of other taxing districts whose jurisdictions include the Target Area, through the provisions of a wide-range of new and rehabilitated commercial activities;
- Achieve the other, complementary goals and objectives for the Area as identified in the City’s Comprehensive Plan.

The City is currently working with property owners to improve building façades and will continue to work with owners and redevelopers to restore environmental conditions for future prosperity. City staff will continue to hold meetings to discuss the TIF funding opportunities for additional assessment, cleanup, and redevelopment.

2. Leveraging Funds

Funding Source		Type	Amount
Tax Increment Financing (TIF) District for Commercial Corridor	City X	Local	\$3,250,000
Federal and local transportation improvement funds for Main Street and West Avenue	US/State Y Department of Transportation (DOT), County Z	Federal, State, and Local	\$ 466,000 (ramp) \$1,400,000 (WFA) <u>\$1,740,000 (JSS)</u> \$3,606,000 Total
TIF for eligible costs of adjacent residential development – new residential north of West Ave.	City X	Local	\$3,750,000
TIF for eligible costs of adjacent residential development – new residential south of West Ave.	City X	Local	\$6,750,000

Sustainable Neighborhoods Organization, Small Business Loan Program – SBA Loans and Grants (Forgivable Loans)	Housing and Revitalization Corps, US Small Business Administration	Federal and Local	\$104,500
Metropolitan Subway (new transit station north of West Ave.)	US DOT	Federal and Local	TBD
		Total	\$17,460,500

Funding Source		Type	Amount
Park Sales Tax (½ cent, estimated at \$200,000/year, for 20 year period)	City X	Local	\$4,000,000
Brownfields Tax Credits for \$31 million in redevelopment of a greyfield (Hill Mall) <ul style="list-style-type: none"> • Senior housing (96 units) • Shops • Public facility (new City Hall) 	State Y Department of Economic Development (DED)	State	\$3,075,105
Brownfields Tax Credits – Hill Mall Redevelopment	State Y DED	State	\$1,000,000
Southern Mall Redevelopment (\$15,900,000 TIF bonds sold)	Jones Group	Local	\$60,000,000
Fir Ave./6 th St. Redevelopment – Commercial Phase; to be followed by residential phase	KJU Group	Local	\$18,700,000
		Total	\$86,775,105

Criteria J: Programmatic Capability

1. Demonstrate your ability to manage this grant and successfully perform all phases of work under this grant, and, if applicable, describe the system(s) you have in place to acquire the requisite expertise and resources necessary to successfully perform the grant. If you are, or have been, a recipient of an EPA Brownfields cooperative agreement(s), highlight significant accomplishments generated AND monies leveraged through the use of the funds.
2. Describe your history of managing federal funds. If applicable, you must identify and provide information regarding the status of any adverse audit findings from an OMB Circular A-133 audit, an audit conducted by a federal, state, tribal, or local government inspector general or similar organization, or audits conducted by the U.S. Government Accountability Office. If applicable, you also must note whether you are, or have previously been, required to comply with special “high risk” terms and conditions under agency regulations implementing OMB Circular A-102. Note: If you have not previously managed federal funds, respond with NA and you will receive a neutral score. Blank responses will receive a zero score for this factor.

3. If you are, or have been, a recipient of an EPA Brownfields cooperative agreement(s) or other EPA or Federal assistance agreements, provide information regarding your compliance with quarterly progress reports, Brownfields reporting measures, annual financial status reporting, and any other reporting requirements under those agreements. In addition, provide information on your past performance in reporting on whether you were achieving the results under these agreements. Describe how this information demonstrates that you are making satisfactory progress. Note: If you have not previously received any EPA or Federal assistance agreements, respond with NA and you will receive a neutral score for this factor. Blank responses will receive a zero score for this factor.

4. Describe your plans for tracking and measuring progress towards achieving the expected outputs and outcomes, including those identified in Section I.

Programmatic Capability Example 1

1. Each grant has a project manager supported by a team of financial staff. The Hazardous Waste Program's planning group generates a monthly report for each grant on all activities and separates federal and matching funds. The accounting group automatically generates quarterly financial status reports.

State Y's Brownfields cleanup and redevelopment initiative has had great success. The Voluntary Cleanup Program (VCP) was established in 1994. Beginning in 2002 with the new Brownfields Act, the program has had a second stage power surge and continues to achieve new levels of performance and results.

- Completed cleanup projects average 40 per year and continue to increase with over 300 cleanups to date.
- VCP enrolled projects have won a Brownfields award for six straight years. The six award projects alone have generated an investment of \$501,500,000.
- 200 active projects are enrolled in the VCP. Our continuing outreach activities and the demonstrated success of many Brownfields cleanups builds enthusiasm statewide.
- YDNR has provided 47 Phase I and 30 Phase II assessments over the past two years through the Specific Site Assessment program.
- The annual State Y Brownfields Conference has provided a tremendous venue for bringing rural communities together to learn how they can be successful in Brownfields cleanups. Please see section I for the leveraging results of State Y's efforts.

2. The Hazardous Waste Program has the experience, processes, procedures, and staff in place to manage federal grants. Quarterly reports to the granting agency have been issued on time. There have been no adverse federal audit findings.

The Hazardous Waste Program has been managing three USEPA Brownfields agreements: the State Y State Response Program 128a cooperative agreement, the State Y Brownfields Assessment 104k cooperative agreement, and the Brownfields Targeted Assessment 104d cooperative agreement.

- The department submitted a final Financial Status Report for the State Response Program agreement, signed Sept 14, 2004, showing federal expenditures of \$3,350,381 which is 99.6% of the award for the 3-year project period,
- The department submitted an annual Financial Status Report of the State Y Brownfields Assessment agreement through Dec. 31, 2005 showing federal expenditures of \$15,612. Subgrant agreements have been executed that commit 72% of the \$400,000 grant and agreements are pending that account for 100% of the grant. The grant period extends to Dec. 31, 2007.
- The department also submitted an annual Financial Status Report for the Brownfields Targeted Assessment cooperative agreement through Sept. 30, 2005 showing federal expenditures of \$296,745 and state expenditures of \$10,849. The grant period ended Sept. 30, 2006, and the final financial results are being developed with a 99.8+% expenditure of funds projected.

There have been no adverse federal audits with these grants.

3. The Hazardous Waste Program has been fully compliant in content and timing in all reports for USEPA grants, including monthly and final status reports and quarterly financial reports. The work plan for each grant establishes the objectives of the grant by task with defined outputs and outcomes. Each report addresses the outcomes and outputs achieved during the report period and references performance to historical benchmarks.

4. The quarterly reports will track and measure progress of each task through documenting the details of outputs and their effects upon the communities. The Completed Cleanups study will be extended through the Completed Cleanups Continue study. We will be focusing on rural Brownfields cleanup projects to understand the impact of provided assistance, including the Specific Site Assessments.

Conclusion: Specific Site Assessment availability to help initiate Brownfields cleanup and reinvestment has driven a groundswell of new project development in State Y. Success of this proposal is essential to expanding the SSA program and increasing the potential for the rebuilding of State Y. Work with small, rural communities is so much more effective when you can provide a tool that helps the Brownfields process get started. The Specific Site Assessment program is that tool.

Programmatic Capability Example 2

1. City X has received five assessment grants since 1999 and has administered the program in good standing with the EPA. The City has systems, processes, and procedures to ensure that projects are properly managed and reported. City X will manage the assessment grant as it has managed previous grants, through its Department of Development and Planning. The department currently includes a staff of 40 professionals and has been the recipient of many local, state, and federal grants for numerous years. The Brownfields Team members also help administer the HUD Community Development Block Grants (CDBG) program and have extensive experience with other grant proposals, implementation, reporting requirements, and close-out procedures. The City's CDBG program has received several awards from HUD in the past, and this year the

grants administrator, with over 30 years experience in CDBG, received the Housing Award for lifetime achievement. The Brownfields Team includes an environmental engineer, grants administrator, development economist (also licensed in real estate), financial analyst, and the Brownfields coordinator, a City planner. The Brownfields Team coordinates with other City departments including public works, public information, geographic information systems, health, and others. Team members have received training over the years on implementing the Brownfields program. This year the Brownfields coordinator and environmental engineer attended the 2006 Brownfields National Conference, and the Brownfields coordinator participated in the week long “Nuts and Bolts” training hosted by EPA Region 7. Staff will continue to receive necessary training specific to implementation of this assessment grant and the success of the Brownfields program. Almost \$175 million has been leveraged on Brownfields sites to date. The Springfield Brownfields program received the 2002 Brownfields Award for the successful redevelopment of the first phase of Wolf Park and in 2005 received the EPA Region 7 Brownfields Award.

2. City X has a solid track record of managing federal funds. There are no audit findings, and the City has never been required to comply with special “high risk” terms and conditions. As described in the above paragraph, there is a thriving history of managing federal funds. The City’s Department of Development and Planning, the same department responsible for this grant, has successfully managed \$60 million in federal Community Development Block Grant funds since the program’s inception in 1975. In 1984, the department began managing a Small Business Development Loan program which today has a \$28 million portfolio. The same conscientious team based management model that has made our programs successful thus far would be used in managing this Brownfields grant.

3. City X has been the recipient of five assessment grants. Staff has submitted all required reporting including quarterly reports in a timely manner and met all regulations. The Brownfields program has time and again met or exceeded our goals for deliverables. We have over-performed our work plan projections for assessments on all four previous grants received. Out of the previous assessment grants (one petroleum and three hazardous substance) 28 Phase I assessments were projected and 38 were performed, and 12 Phase II assessments were projected and 23 were performed. City X has also consistently been the leader in Region 7 for leveraging.

4. The Department of Development and Planning has a system established for measuring and reporting, keeping records and providing updates on progress of the program. The Brownfields coordinator will maintain a work program that tracks the progress towards outputs and outcomes of the Brownfields program and this assessment grant. Outputs (those task items listed in the budget) will also be recorded as part of the financial reporting and quarterly reports to EPA. The proposed inventory will provide a basis for recordkeeping on Brownfields sites and related program activity. The proposed interactive GIS mapping system, that will upgrade the current online map, will link our database to the website and will show up-to-date program progress on Phase I and Phase II assessments. Outcomes of the Brownfields program will be managed and tracked by an interdepartmental shared responsibility model whereby multiple staff members specializing in different areas meet regularly to discuss the overall goals and individually maintain outcome data in their area of expertise and share this with other staff members at monthly meetings. The Wolf Park Staff team meets monthly and is focused on the

development of the park, Greenspace in City Center, and stormwater improvements. The team includes 30 staff members. The Brownfields program is a key component, and all Brownfields team members participate.