

ELIBILITY INFORMATION

A. Applicant Eligibility

The applicant, the Northside Industrial Development Company, Inc. (“NSIDC”), is certified by the Commonwealth of Pennsylvania, specifically the PA Industrial Development Authority (“PIDA”), as an “industrial development company” as defined by the PIDA act of 1956. NSIDC is serving as an agent of the Char-West Council of Governments (“CWCOG”) which represents 19 member municipalities. The CWCOG passed a resolution naming NSIDC as its agent for purposes of applying for this Community-Wide Assessment Grant. This resolution is included as an attachment. This application is for a Community – Wide Assessment Grant – Hazardous Substances, so cost sharing is not required.

B. Letter from the State or Tribal Environmental Authority.

Attached is a current letter from the Department of Environmental Protection (“DEP”) of the Commonwealth of Pennsylvania supporting this application.

C. Site Eligibility and Property Ownership Eligibility (Site Specific Only)

The NSIDC is applying for a Community – Wide Assessment Grant – Hazardous Substances, so this information is not required at this time.

RANKING CRITERIA FOR ASSESSMENT GRANTS

A. Assessment Grant Proposal Budget:

NSIDC will use the EPA’s Community Wide Brownfield Assessment Grant – Hazardous Substances (“Assessment Grant”) to inventory, characterize, and assess brownfield sites within the 19 member municipalities of the CWCOG. NSIDC will subcontract the assessment work to a qualified environmental consultant. As part of this total effort, NSIDC will use a portion of the funding to interact with the member municipalities and generate community input and support for redevelopment efforts. NSIDC will also subcontract a portion of the funding to obtain assistance in project management and redevelopment planning on selected sites. The budget is outlined below:

| Budget Catagories | Task 1 Site Inventory | Task 2 Public Participation | Task 3 Selection & Phase I | Task 4 Phase II | Task 5 Clean-Up Plans | TOTAL |
|--|--------------------------------------|--|---|----------------------------|--------------------------------------|------------------|
| Personnel | \$4,000 | \$9,000 | \$3,000 | \$1,500 | \$2,500 | \$20,000 |
| Fringe Benefits | \$1,280 | \$2,880 | \$960 | \$480 | \$800 | \$6,400 |
| Travel | \$750 | \$250 | | | | \$1,000 |
| Equipment | | | | | | \$0 |
| Supplies - Mapping, printing, etc. | \$1,000 | \$600 | | \$250 | \$250 | \$2,100 |
| Contractual | \$15,000 | \$5,000 | \$22,500 | \$106,000 | \$22,000 | \$170,500 |
| TOTAL Non-Contractual and Contractual | \$22,030 | \$17,730 | \$26,460 | \$108,230 | \$25,550 | \$200,000 |

Stage 1. Site Inventory: NSIDC has developed a preliminary master list of brownfield sites through its community organizing work in the member municipalities. With further community input, NSIDC will update this list and also talk with the private owners of these sites. As part of the inventory, we will also assess the likely cooperation of the private owners of these sites. We will also coordinate this inventory process with our redevelopment planning efforts as described throughout this application.

Stage 2. Public Participation/Reporting: While this is listed as a “Stage” for budgeting purposes, it is embedded in the entire process. NSIDC will hold regular public meetings to inform and involve interested citizens from the initial award, to inventory, to site selection, to site assessments to clean-up plans, to redevelopment planning. We will solicit community input, and structure participation, so that we can effectively make site decisions. This includes working with appropriate local, County, State, and Federal public officials.

Stage 3. Site Selection Process: From this Master List, NSIDC will develop a list of sites for initial Phase I Investigation. **We anticipate selecting approximately 5 sites for Phase I investigation.**

Stage 4. Site Assessment: Once the Phase I Assessments are complete, NSIDC with citizen input from our public meetings will decide which sites to pursue for Phase II Investigation. We will weigh the input from the environmental consultant, the owners, the community and our own selection criteria to make these decisions. **We anticipate selecting approximately 3 sites for Phase II Assessments.**

Stage 5. Clean Up Plans: Once the Phase II investigations are complete, the environmental consultant will develop Phase III clean up plans for selected sites. NSIDC and the owners will seek approval by the EPA and Pennsylvania DEP for the plans. Again, NSIDC will factor input from the environmental consultant, the owners, and the community as part of its decision making. NSIDC will also proactively coordinate this effort with a redevelopment planning effort, so that our clean-up works hand-in-hand with future reuse of the site.

B. Community Need:

B.1. Detailed Description of the Target Communities

The targeted municipalities lie within the Chartiers Creek watershed. The area was once inhabited by the Shawnee Indians. In 1882, the Pittsburgh and Lake Erie Railroad opened their locomotive repair facility on the site in McKees Rocks/Stowe Township, and adjacent communities boomed. In the early 1900’s, the CWCOC communities experienced rapid growth due to an influx of immigrants seeking work in the many steel-related industries, especially along the Ohio River. In 1936, the area experienced its worst flooding, where 1,000 people lost homes and 20 died. In 2004, the area was again hit by flooding due to rains from Hurricane Ivan, especially in Carnegie where Chartiers Creek overran its banks.

In May, 2007, the PA Dept. of Community and Economic Development (“DCED”) awarded NSIDC via the Redevelopment Authority of Allegheny County a \$50,000 planning grant to establish an Enterprise Zone (“EZ”) south of the Ohio River Valley in Allegheny County.

NSIDC has joined with the CWCOG, representing nineteen municipalities to establish a Zone in its most distressed communities. The EZ Program is intended to reverse economic decline in these neighborhoods by creating and implementing a coordinated economic development strategy. Five of the COG communities—McKees Rocks, Stowe Township, Coraopolis, Carnegie, and Bridgeville--, exceed the level of distress needed to qualify for EZ designation, e.g., low-income, high unemployment as well as many abandoned or underutilized properties suspected to be brownfields. **This approach is modeled after our successful effort in the Allegheny River Towns Enterprise Zone, where starting in 2005 NSIDC successfully joined with seven communities to pursue both State EZ status and the EPA’s Assessment Grant, leading to new redevelopment.**

The following table compares critical indicators of these communities with other jurisdictions:

| | Targeted Communities | Remaining COG Communities | SW PA Region | Pennsylvania | USA |
|----------------|----------------------|---------------------------|--------------|--------------|-----------|
| Population | 33,189 | 94,407 | 2,656,007 | 12,281,054 | 281.4 mil |
| % Minority | 12% | 4% | 10% | 15% | 25% |
| % over 65 | 22.5% | 17% | 17.6% | 15% | 12.4% |
| Unemployment | 6% | 5% | 5.9% | 5.7% | 5.8% |
| Per Cap/Inc. | \$17,971 | \$22,515 | Not Avail. | \$20,880 | \$21,587 |
| % Bel. Poverty | 14% | 10% | 11.2% | 11% | 12.4% |
| Square Miles | 6.94 sq. m. | 128.69 sq. m | | | |

* Source: All data are derived from the Profiles of General Demographic Characteristics – Census 2000 compiled by the Southwestern Pennsylvania Commission, www.spc.org.

Conditions reflect the problems associated with former heavy industry sites, including railroads and metal manufacturing along the major rivers of Southwestern Pennsylvania. The five municipalities have a combined population of 33,189, a 35% loss since 1970. The rate of unemployment is nearly twice that of neighboring suburbs. The DEP’s Office of Environmental Advocate has identified census tracts in McKees Rocks and Carnegie as “Environmental Justice” areas where 20% or more of the population is low-income based on Federal income guidelines and severely impacted by brownfield properties. These municipalities are further disadvantaged by their small size and lack of professional staff, which limits their ability to deal with economic and environmental issues individually.

B. 2. How Targeted Municipality Will Benefit From This Grant.

As is the case throughout Allegheny County, finding developable land is difficult because of hills, valleys, floodplains, and brownfields. Private development is gravitating to the distant suburbs where there are greenfield sites. Yet the municipalities represented by this application have probably the best highway transportation in the region, and lie between downtown Pittsburgh and the Greater Pittsburgh International Airport. East-West highway access is provided via Interstate 279/376, and North-South highway access is provided via Interstate 79. In short, the brownfields described below could become valuable assets, but for the effort needed to assess and, if needed, remediate them.

McKees Rocks is a good example. The Borough recently completed a Strategic Revitalization Plan for Rebuilding, and it featured several sites for redevelopment. One of the sites is a former P&LE Railroad site of approximately 60 acres that lies in the heart of this densely-populated Borough. We have a company interested in developing the site for a steel recycling operation that would occupy approximately 10 acres. The company would also seek to redevelop the remaining acreage for light industrial use. At this site, this Assessment Grant award would generate:

- approximately 200 jobs
- \$100,000 of real estate tax revenue
- redevelop 30 acres

Another McKees Rocks site targeted for redevelopment is the Indian Mound site. As the name implies, it is a site of archeological significance as it was used by the Shawnee Indians. It is adjacent to an oil storage tank farm. The Borough owns this site and wants to create a visitor center here to highlight its archeological significance.

Combined with the funding provided by the State EZ designation, this Assessment Grant can transform these properties from economic blight into community assets. The Assessment Grant, together with our community organizing efforts, provides the initial impetus to break the status quo, and motivate property owners to begin the redevelopment effort.

B. 3. Impact of Brownfields on the Targeted Community.

Given the lack of developable land, the only way to modernize or grow is by putting the existing land to higher and better use. The brownfield sites in these communities drag the value of adjacent properties down. By redeveloping these properties, we will generate a multitude of benefits including tax revenue, job increases, increases in local spending, and positive spillover to adjacent properties.

The following is a preliminary inventory of sites for potential participation in the Assessment Grant:

| Municipality/Site | Approx . Size (acres) | Owner | Location | Sensitive Populations - General |
|--------------------------------------|------------------------------|-----------------------------|-----------------------|--|
| McKees Rocks | | | | |
| Aztec Steel Redevelopment Site | 30 | Aztec Steel | Island Ave. | Children's Park & residential |
| Thompson Industrial Park | 6 | Central Trading Co. | Thompson Ave. | Adjacent industrial properties |
| Bottoms Business Park | 6 | Clifton | Bottoms Business Park | Public housing & residential |
| The Indian Mound | 15 | McKees Rocks Borough | Ohio River Front | Public housing & residential |
| McKees Rocks & Stowe Twp. | | | | |
| Former P&LE Railroad Yard | 60 ac. | 8 parcels with eight owners | Harriet St. & RR | residential neighborhood |

Coraopolis

| | | | | |
|------------------------------------|-----|------------------------|------------------------------|---------------------------------|
| Scrap yard and adjacent site | 1 | Carl & Elizabeth Typek | 1403 4th Ave. | Day care & residential |
| Montour yards - Redevelopment site | 75 | Wilhelm - Trustee | Route 51 | Charties Creek & residential |
| Closed Falcon Gas Station | 0.5 | Robert Bolea | 4th Ave. and Arch St. | Day care & residential |
| Closed BP Gas Station | 0.5 | BP America | 4th Ave. and Watt St. | Seniors high rise & residential |
| Carnegie | | | | |
| Rosslyn Farms Industrial Park | 20 | Beaver Steel Services | Rosslyn Farms & Charties Cr. | Chartiers Creek |
| Carnegie Industrial Park | 8 | Pellot company | Carnegie & Chartiers Cr. | Chartiers Creek |
| Mansfield Industrial site | 2 | Beynon & Company | Mansfield Ave & Char. Cr. | Chartiers Creek |
| Bridgeville | | | | |
| Former Koppers Plant | 70 | Beazer, LLC | Presto-Sygan Road | Wetlands |

**See Potential Brownfield Redevelopment Sites Map attached.*

As noted, many of these brownfield sites are immediately adjacent to residential neighborhoods or particularly sensitive populations, such as the elderly. These sites were initially developed before modern zoning tended to separate industrial uses from residential neighborhoods and before workers had cars, so the housing is next door to the industrial facility. For example: the Clifton site in McKees Rocks is adjacent to public housing, the Aztec Steel site in McKees Rocks is adjacent to low income housing and a children’s playground, the P&LE site is surrounded by a low income neighborhood, and in Coraopolis the Falcon Gas Station is adjacent to several homes, the former BP Station is within proximity of senior citizen housing, and the scrap yard is adjacent to a day care center. In addition, as described in greater detail in Section H, brownfields in these communities have potential to impact surface water and groundwater based drinking water supplies along the Ohio River as well as Chartiers Creek.

C. Site Selection Process:

C. 1. Describe how sites were selected / will be selected.

As mentioned, NSIDC together with community leaders and citizens developed an initial inventory of sites for potential participation in this program. We will assess these sites as well as any newly added sites based on the following criteria:

- redevelopment and job creation potential, including infrastructure availability
- public health issues & the proximity to residential housing or public water sources
- prospects for building on the success of other redevelopment projects in the area
- cooperation of owners of privately owned parcels including access agreements
- creation of greenspace and other amenities

The final selection of sites will be made by NSIDC with full input and participation from the Task Force (described in Section G), citizens, owners, our consulting team, and others interested parties.

C. 2. Describe possible or previous inventory activities, prioritization efforts, etc.

For over a year now, NSIDC has organized several public meetings among the participating jurisdictions. We have explained the benefits of a dual strategy of seeking State EZ status and seeking funding under the Assessment Grant. During these meetings, we have actively solicited suggestions for potential sites under the Assessment Grant application. In addition, we have conducted numerous physical surveys of potential sites. That has led to the development of the preliminary master list described above. Of course, once the Assessment Grant is awarded, we will further add to and refine this list through additional public meetings with participating jurisdictions. NSIDC has also successfully managed an Assessment Grant program in the Allegheny River Towns—See Section J.2 and J.3.

C. 3. Access Issues on Privately Owned Sites.

Almost all of the sites on the preliminary master list are privately owned, so issues of access and cooperation are particularly important. It is our intent to use a consultant to initiate discussions and facilitate communications with the private property owners. This consultant must have experience working with the Assessment Grant and with private owners.

Because of the variety and size of privately-owned sites facing either petroleum or hazardous waste contamination, if we do not obtain cooperation from a particular private owner on any particular site, we are still in a position to choose from many other eligible candidate sites. Even at this preliminary stage, we have received preliminary access approval for two sites.

D. Sustainable Reuse of Brownfields: Building on Success

D.1. Prevent pollution and reduce resource consumption.

These older industrial towns such as McKees Rocks, Coraopolis, Stowe, and Carnegie must create competitive sites for redevelopment or they will not survive. During the assembly of the preliminary master list, the sites we selected share a common trait: they are connected to an extensive and functioning public infrastructure of roads, sewers, and utilities that make them cost competitive with new developments in greenfield regions. The development of existing brownfields, and the preservation of existing greenspace and hillsides is also consistent with Allegheny County's recently completed Comprehensive Plan.

This Assessment Grant application incorporates these goals through planned redevelopment of the inventoried sites. For example, the residential neighborhoods surrounding the P&LE site and the Clifton site provide a ready workforce, and a car is not even required. The unemployment in these neighborhoods hovers around twelve percent.

We will work to insure that the Assessment Grant also raises the awareness of brownfields in the participating municipalities and encourages multi-municipal cooperation. In so doing, the community leaders will serve as “eyes and ears”, thereby preventing other older industrial properties from becoming a detriment to their communities. They will do this through, among

other things, a combination of code enforcement, review of tax delinquencies, and developing a relationship with the State DEP.

The Pittsburgh Region is also a leader in Green Building development. NSIDC encourages the use of green building principles and clean energy technologies as part of its site development efforts. In addition, we will apply riverfront design guidelines and programs, including the use of native plants and smart growth practices, into reuse plans for riverfront brownfields.

D. 2. Promote Economic Benefits.

The dependence of this region on steel and related manufacturing is well known. For over twenty years now, the region and the communities represented by the CWCOG have been diversifying into specialty manufacturing, health care, finance, insurance, and related industries. The location of the CWCOG communities near the Greater Pittsburgh International Airport provides competitive advantage over the rest of the region.

After the elimination of perceived environmental liability, brownfields in the CWCOG become attractive assets for entrepreneurs looking for quality work sites with convenient access to the Airport. The Assessment Grant sets in motion the process of creating real estate sites that will help diversify the economic base of the region. Consequently, the future loss of one company or industry will not drag down the entire region.

We described one site example in Section B.2. As we succeed in redeveloping more inventory described in Section B.3., we will generate the following benefits:

- Approximately 100 acres remediated or upgraded for light industrial use (P&LE Railroad, Clifton site, Bottoms Industrial Park, Rosslyn Farms Industrial Park, Carnegie Industrial Park)
- Approximately 50 acres devoted to open space and recreational use (Montour Yards and Indian Mound sites)
- Approximately 75 acres for retail uses (Coraopolis and Beazer site)
- 500 jobs created in low-moderate income areas
- Approximately \$1,000,000 of real estate tax revenue generated

This activity then sets in motion positive momentum among investors, stakeholders, and citizens in a community. Perceptions become reality, and the Assessment Grant can generate a perception that the community is “on the way up” rather than “on the way down”.

D. 3. Promote a Vibrant, Equitable and Healthy Community:

These towns have a history and vitality that should not be lost. In fast-growth communities, many local governments and developers are trying to create a Sense of Place utilizing a “New Urbanism” Approach. The communities in the EZ are small towns with a Sense of Place. These towns boast a walkable environment with Main Streets, front porches, sidewalks, density, and a mix of uses. As we have discussed, many of the inventoried sites are adjacent to residential neighborhoods, so the impact is not just on the particular site, but on the entire neighborhood. These towns must develop modern sites for redevelopment. New sites are needed for a variety of uses including light industrial/office, retail, residential, and recreation. The Assessment Grant is part of this modernization effort. This approach is further reinforced by the guiding principles

in Allegheny County's recently completed Comprehensive Plan, which direct resources away from suburban sprawl and into older industrial communities including the EZ communities.

All of our proposed projects would use existing infrastructure and utilities. All also are accessible via public transportation. Accessibility to the site will also be enhanced through the planned incorporation of biking trails and proposed light rail transit.

E. Creation and/or Preservation of Greenspace/Open Space or Nonprofit Purpose:

Allegheny County recently announced plans to develop 128 miles of riverfront trails along the Allegheny, Monongahela, and Ohio Rivers. We will coordinate our Assessment Grant activity with Allegheny County's plans. We will also coordinate efforts to transform brownfields into greenspace through partners such as the Friends of the Riverfront and the RiverLife Task Force. For example, one of our inventoried sites, the Montour Yards, represent approximately 70 acres along the Ohio River and the Montour Creek. An existing bike trail, the Montour Trail, through Southern Allegheny County terminates at this location. One possible plan we are discussing with Allegheny County is the use of parts of this former rail yard as a regional recreation center. It would be maintained by the Montour Trail Association.

We will coordinate our program activities with other redevelopment initiatives in the region. Among other things this includes integrating with greenspace and trail initiatives such as the Three Rivers Heritage Trail and Three Rivers Water Trail programs of the Friends of the Riverfront.

As described earlier, our Assessment Grant will also preserve greenspace in outlying areas. Because of the lack of development sites in Allegheny County, developers are choosing between a brownfield or outlying greenspace. Because of the stigma of potential contamination and the time constraints in assessing and remediating sites, the brownfield is frequently passed over. The Assessment Grant serves as a vital tool that will provide developers with greater knowledge and clarity in evaluating the brownfields that we select under the Assessment Grant. Because of this, the Assessment Grant will indeed preserve greenspace in outlying areas.

F. Pre-Award Community Notification

F.1. Describe how the targeted communities were notified.

NSIDC has a plan for both pre-application notification as well as pre-award notification. Regarding pre-application notification, our plan was to hold a general community-wide meeting, and further complement this effort through a series of individual meetings with interested organizations.

Consequently, on Wednesday, September 19, 2007 NSIDC held a community-wide meeting at a local McKees Rocks restaurant, Rocky's II, to present and solicit input on the Assessment Grant proposal. The event was publicized in the local Coraopolis-Moon Record and the Bridgeville News. Flyers were distributed to three local churches, the community-based social services group, Focus On Renewal, the McKees Rocks Community Development Corp. (MRCDC), posted at the local grocery store, as well as emailed to the members local McKees Rocks Rotary Club. NSIDC President, Emily Buka, spoke to this Rotary Club the week before to explain the

proposal and to encourage them to participate and attend. The Coraopolis Community Foundation, headed by Rev. Sam Jampetro, who is spearheading the restoration of that neighborhood's historic train station, also spread the word among his volunteers. Some fifteen neighborhood and business people attended this public meeting. Then on September 21, 2007, Emily Buka, at a community wide visioning meeting sponsored by the Ohio Valley Hospital, served as the luncheon speaker where she outlined the proposed Assessment Grant for the target communities. Attended by over fifty (50) stakeholders, the event included a bus tour of the P&LE RR site and some of the other sites proposed for assessment.

We will continue this outreach process upon notification of the Assessment Grant award. We will again hold special community meetings specifically to update citizens and the public on the award. The first of these meetings will be held one month before submission of the workplan. Additional meetings will be scheduled regularly to update and involve citizens with the Assessment Grant and our redevelopment planning efforts. We again will complement these community wide meetings with individual meetings with stakeholder organizations such as the Ohio Valley Hospital, the Coraopolis Community Foundation, and the MRCDC.

F. 2. Explain why this was the most appropriate notification method.

The decision to use the community wide meeting at Rocky' II was made by several stakeholders themselves including the McKees Rocks CDC Director. Moreover, this event represented the culmination of over a year of meetings with the CWCOG's Board of Directors including representatives of the targeted communities.

Once we receive the award, we will continue the special community-wide meetings combined with selected meetings with key stakeholder organizations. This series of community and special meetings is the best method to solicit comments from the public, as they are open forums where there is a flow of information, and we can address questions and concerns quickly. We also get to meet the individuals, and can establish face-to-face communication with them. Our foreign born population is less than one percent in the targeted area, so we do not have plans to communicate in foreign languages. However, we will do so if the need arises, such as a site owner or neighbor that does not speak English.

F.3. How long a comment period did you propose.

The public was provided a three week comment period during the pre-application process. The public was provided an opportunity to first comment on this application from the date of the first public meeting, September 19, 2007 through October 10, 2007. This gave us sufficient time to incorporate any new thoughts or comments into this application.

If selected for an Assessment Grant, we will solicit additional comments from interested stakeholders and the general public for inclusion in the final work plan and related cooperative agreement. This comment period will run for one month prior to the submission of the work plan.

F.4. What were your plans for addressing comments received.

The comments at our community-wide meeting indicated serious concern about contaminated sites in the targeted communities and the time that these properties had lain fallow—all of which

were noted. The discussion turned to specific sites, and we included the suggested sites (PL&E RR, Indian Mound, Falcon Gas) in our proposal. We provided our contact information to the attendees and encouraged their participation. We provide draft copies of the proposal and posted it on our website.

Regarding our plans for comments pre-award, we will actively solicit the participation of the general public and stakeholder groups. This is a community effort and requires full community support. In addition to the one-month comment period in preparation of the workplan, NSIDC will solicit regular feedback from stakeholder groups and concerned citizens. Our plan is to gain broad community consensus on the use of the Assessment Grant dollars as well as our redevelopment effort. Our strong relationships with the stakeholder groups, our credibility through previous redevelopment experience, and our good relationships with the local press and media all ensure an open participatory process where comments freely flow from interested parties. We will respond promptly and courteously to all comments.

G. Ongoing Community Involvement

1. Discuss your plan for involving the affected community.

The listed brownfield sites affect several communities. During the course of NSIDC's history, we have strived to maintain partnerships with communities that we serve. Nobody understands a community better than the people who work and live within that community.

To this end, in June, 2007, NSIDC received a grant from the Heinz Endowments to help underwrite, in part, the "community organizing side" of our redevelopment effort, including this proposal. This is in addition to the EZ Planning Grant received from the DCED which also requires oversight and direction from those affected. Therefore, we are currently assembling a Brownfield/Enterprise Zone Task Force ("Task Force") to make cleanup recommendations and perform reuse planning as well as oversee the activities of the EZ. To date, we have recruited from the McKees Rock CDC, McKee Rocks Rotary, the real estate community, local financial institutions, CWCOG members, the Chartiers Valley Conservancy, as well as interested citizens.

Once assembled, the Task Force will assist in completing site inventories, selecting sites for participation, and redevelopment planning. This group will also guide our marketing plan which includes a website promoting our brownfields along with broker networking events, and other marketing activities to generate private sector interest in these sites.

G.2. Discuss your efforts to develop partnerships at the local and state level with others.

We have poured countless hours and effort into developing these partnerships. Consider:

- NSIDC will manage this Assessment Grant as the designated agent of CWCOG .
- NSIDC manages the EZ under contract with Allegheny County.
- NSIDC works with the DCED including securing a Industrial Sites Reuse Grant for a site
- NSIDC works with the DEP both on specific sites and on water sources in the area.
- NSIDC forged a partnership with the McKees Rocks CDC for redevelopment planning
- NSIDC forged a partnership with the Coraopolis Community Development Foundation

In addition, NSIDC has also spearheaded the contributions of the local, State and federal elected representatives who consequently supported this Assessment Grant with endorsement letters

including County Councilman Michael Finnerty, State Senator Wayne Fontana, and US Representative Mike Doyle.

G. 3. Describe plans for communicating progress on your projects to citizens.

NSIDC will report to the Task Force regularly. We will also report to the CWCOG at their monthly meetings, as these representatives are closely embedded in their respective communities. We have developed a mailing/e-mail list of interested parties, including those who attended the community wide meeting at Rocky’s II and the visioning meeting held by Ohio Valley Hospital. The EZ will have its own web site where Assessment Grant activities will be placed. The Greater Pittsburgh Airport Area Chamber of Commerce will include Assessment Grant information in its newsletter. We will request the County to include information in its communiqués. We will encourage the local print media, with whom we have strong relationships, to provide coverage on the Assessment Grant implementation. We will also continue our special community-wide meetings at Rocky’s II which is a convenient location, and encourages informal, friendly communication.

Finally, as with past projects, we will hold on-site meetings to allow the public to view first-hand the work on a named development project. These meetings work very well and spark additional public interest.

G.4. List of community-based organizations supporting the Assessment Grant.

NSIDC is working with the following organizations, among others, in several capacities:

| Organization | Contact | Phone | Role |
|---|-----------------|--------------|---|
| McKees Rocks CDC | Taris Vrcek | 412-331-2498 | Implement Strategic Plan for McKees Rocks |
| Ohio Valley General Hospital | Lynne Scanga | 412-777-6161 | Catalyst for revitalization of EZ Communities |
| Coraopolis Community Development Foundation | Rev. Jampetro | 412-302-1899 | Redevelopment of Coraopolis with Initial focus on train station |
| Carnegie CDC | | 412-279-5456 | Carnegie revitalization |
| Focus on Renewal | Bill Freed | 412-269-9376 | Workforce development in EZ |
| McKees Rocks Rotary Club | Denise Vergenes | 412-771-0900 | Assist with community outreach |
| Chartiers Valley Conservancy | Tim Volk | 412-916-4046 | Assist with open space planning |

H. Reduction of Threats to Human Health and The Environment

H. 1. Utilizing Funds to Identify and Reduce Threats to Human Health and the Environment.

The industrial history of the Char-West area dates back over 100 years and included various types of manufacturing operations such as steel mills, steel forges, other metals-related manufacturing, lumber operations, scrap yards, and rail yards. In addition, numerous older gasoline stations and dry cleaning operations occur throughout the Char-West area. For example, a review of DEP’s leaking storage tank sites database indicates various locations in the

targeted communities with documented releases of petroleum products, including approximately twenty such sites in McKees Rocks alone.

The typical contaminants associated with operations which occurred in the EZ area can present serious threats to human health and the environment. These contaminants pose risks to the general population and especially “sensitive populations” located near the brownfields sites. As indicated in Section B.3., there are various schools, health care centers, nursing homes and day care centers present in the vicinity of identified brownfields sites in the EZ area. The following are some examples of the types of contaminants which may be associated with EZ brownfield sites identified to date and some of the known health affects of these contaminants: Chlorinated solvents (e.g., from steel mills, dry cleaners, etc.) can affect the central nervous system, kidneys and liver. Benzene (e.g., from gasoline stations and industrial operations where used as a solvent) can cause leukemia and affect the central nervous system. Certain Polycyclic Aromatic Hydrocarbons (PAHs) (e.g., from wood treating) have been shown to damage certain organs and may lead to cancer. PCBs (e.g., from electrical equipment leaks/spills in various industrial settings) may cause liver toxicity and has been shown to be carcinogenic to animals. Chromium and lead (e.g., from various metals-related industrial operations) and mercury (e.g., from metering stations) are all toxic to kidneys. Lead can also result in decreased mental ability. In addition, chromium has been implicated as a human carcinogen.

An example of a brownfield site in EZ which may pose a significant threat to human health and the environment and has strong redevelopment potential is the former Pittsburgh and Lake Erie (P&LE) Railroad property, which is an approximately 100 acre, flat site located near residential property in McKees Rocks and Stowe Township. The site had been operated as a railroad facility from the 1890’s until 1996, when P&LE went bankrupt and sold the property. Historic operations at the site included a locomotive maintenance shop, paint shop and fueling facilities. Portions of the site were also historically used as steel mills. Various Phase I and II assessments have been conducted at the site, but are considered by PADEP to be incomplete and out of date. These assessments have identified VOC, SVOC and metals contamination of soil and groundwater. It is important to further assess this contamination due to proximity of the site to residential and the Ohio River.

Exposure to the community from brownfield contaminants could include exposures to soils, airborne particulates/vapors as well as impacts to drinking water supplies and surface water environments. For example, a release of hazardous substances by Neville Chemical on nearby Neville Island resulted in suspending the use of the wells by the West View Water Authority until the groundwater returned to acceptable quality. It is noted that groundwater wells are the drinking water supply for Coraopolis, where several potential brownfields have been preliminarily identified in this application. The proposed assessment and remediation activities could protect these critical surface water and groundwater drinking water supplies from contaminants. There is also potential for flooding which could cause distribution of waste materials from brownfields into residential areas. Much of the Char-West area was severely impacted during the Hurricane Ivan floods of 2004.

Assessment Grant funds will be used to identify and/or reduce these threats to human health and the environment associated with brownfields in Char-West by performing Phase I ESAs at

priority sites followed by Phase II ESAs as necessary. Cleanup plans will be prepared (where appropriate) based on findings of the Phase II ESAs. Through this process, the potential threats to human health and the environment at these sites will be systematically assessed and plans put in place to remediate the sites as necessary.

The environmental consultant will conduct and prepare:

- Phase I ESAs according to the EPA All Appropriate Inquiry (AAI) Rule as addressed by ASTM Standard E1527-05–Standard Practice for Environmental Site Assessments: Phase 1 Environmental Site Assessment Process.
- Phase II Assessments according to PA Act 2 guidance for site characterizations.
- Site-Specific Sampling and Analysis Plans (SAPs) according to EPA guidelines for such documents, which are then followed in implementation of Phase II activities.
- Quality Assurance Project Plans (QAPP) for EPA approval prior to Phase II ESAs.

The community will be kept apprised of results of the environmental assessments and encouraged to comment on the proposed path forward.

The likely proposed end use of brownfields which would be assessed and redeveloped under this Assessment Grant include light industrial, office, community retail and recreational. From an exposure assessment standpoint, such use would likely be subjected to “non-residential” remediation criteria. To the extent practicable, remedial approaches will be integrated into proposed redevelopment plans through means such as exposure pathway elimination (e.g., capping with asphalt parking lot to eliminate pathways). In certain cases, removal or treatment of contaminated media may be necessary to reduce risk to acceptable levels. Likewise, institutional controls may be necessary (e.g., deed restrictions on groundwater usage). It is anticipated that such deed restrictions would not inhibit development since all of the inventoried sites have ready access to public water. Should ongoing groundwater monitoring be required at certain sites, we anticipated redevelopment could still take place since monitoring wells can be constructed to be non-obtrusive.

H. 2. Working with Local, State, or Tribal Health Agency.

NSIDC has strong working relationships in place with the local PADEP office based on a previous EPA Community-Wide Assessment Grant. We plan to contract with an environmental consulting firm that has detailed experience with the Assessment Grant and with the PADEP and its environmental protection programs (e.g., PA Act 2). Through our efforts, we will keep PADEP (both local Pittsburgh Office and as appropriate Harrisburg Headquarters) apprised of project status through updates on Phase I and II ESA activities. In addition, we will consult with PADEP on specific technical issues pertaining to certain sites and eligibility determinations.

Pennsylvania has a Brownfields Action Team (“BAT”), designed to facilitate timely redevelopment by assigning a project manager at the headquarter level and facilitating permitting and assisting with available public grant moneys. PADEP staff informed us that resources of the BAT are available to us for Char-West sites. We also have working relationships with the Allegheny County Health Department, which can provide information for Phase I site assessments regarding any reports of releases of contaminants or citizen complaints.

The assessment and remediation activities will be conducted according to PADEP’s nationally recognized voluntary remediation program, which is based on PA Act 2 (The Land Recycling and Remediation Standards Act). The Act 2 program offers a flexible approach to selection of remediation standards which protect human health and the environment while supporting development of risk-based approaches. To date, over 2,300 properties have been remediated through the program, with an estimated 70,000 jobs created or maintained as a result. The program provides a wide range of technical guidance on virtually all aspects of the assessment and remediation process. As NSIDC has done under previous Assessment Grants, we will work with PADEP to determine whether a site should enter into the voluntary program, and if so, the best strategy and type of standard.

I. Leveraging of Additional Resources.

I.1. Identify the funds that your agency/organization has committed or will commit.

NSIDC was successful in securing an EZ designation for the participating communities. As such, the State DCED provides us with funds to develop a comprehensive economic development strategy for the municipalities participating in this Assessment Grant. In addition, the NSIDC organizes the community in support of this project. For example, we are currently conducting a community-wide business survey in support of our redevelopment effort. In turn, The Heinz Foundation has contributed matching funds to the community organizing and site development effort. Consequently, NSIDC has already leveraged \$250,000 dedicated to planning and organizing this redevelopment effort:

| Source | Use | Amount |
|------------------|-------------------------------|-------------------|
| PA. | Economic Development Strategy | \$ 50,000 |
| Heinz Foundation | Community Organizing | \$ 150,000 |
| NSIDC | Community Organizing | \$ 50,000 |
| TOTAL | | \$ 250,000 |

Regarding specific projects, as mentioned a buyer exists for a portion of the PL&E Railroad site in McKees Rocks. We estimate that project as follows:

| | |
|------------------------------------|---------------------|
| New production/processing facility | \$ 5,000,000 |
| Infrastructure | \$ 500,000 |
| Development of out-parcels | \$ 5,000,000 |
| TOTAL | \$10,500,000 |

To date, the buyer has indicated a commitment for the new production/processing facility. As we proceed with redevelopment efforts on selected sites, we are similarly confident we can leverage the necessary private or public funding to complete projects.

Both Allegheny County and the Commonwealth of Pennsylvania have prioritized the assessment and remediation of brownfields as a way to catalyze economic development. The State has a multitude of programs to tap, including the Industrial Site Reuse Program that funds site specific work including site assessments, remediation, and redevelopment. Because of our EZ status, special low-interest loans and grants are also available for business expansion. We also are able to leverage the Assessment Grant with County resources, as NSIDC has a strong working relationship with County Executive Onorato and his staff. These existing partnerships bode well for our ability to leverage EPA money with State and County money.

Moreover, Pennsylvania offers a host of resources to contribute to the cause of brownfield assessment and remediation, which positively impact the Assessment Grant. For example, the Commonwealth and the EPA recently entered into a Memorandum of Agreement, making the state's Land Recycling Program a "one-stop shop" whereby sites remediated under Pennsylvania's Brownfields program also satisfy requirements for three key federal laws: the Resource Conservation and Recovery Act, the Comprehensive Environmental Response Compensation Liability Act, and the Toxic Substances Control Act.

I. 2. Demonstrate your ability to leverage funds.

The \$250,000 we have raised for the organizing and planning of this redevelopment effort is significant. Without this funding, we are not able to mobilize the community. Without this funding, we are not able to mobilize public funding resources. Without this funding, we are not able to mobilize the real estate community. It is the seed money that will enable us to redevelop sites. We also want to note the broad public support we have mobilized. Please see the attached support letters. We are confident this support will translate into specific commitments of public funding for selected projects.

Since our Assessment Grant is focused primarily on privately owned sites, we must have the support and cooperation of the current owner and, if applicable, a new buyer. That support must be demonstrated by private financial commitments. Through partnering with the private sector, we have demonstrated the ability to work with real estate owners and developers. For example, as discussed, we already have an interested buyer of a portion of the P&LE Railroad site. We have also successfully mobilized the owners of brownfields in the Allegheny River Towns, where we are implementing our second round of the Community-wide Assessment Grant. See (Section J.2.) To date, we have two private redevelopment projects proceeding - an industrial project and a retail project in areas that has not seen reinvestment in a generation.

J. Programmatic Capability

J. 1. Ability to manage grant.

NSIDC employs a full-time staff person, who provides the accounting for the organization and reports to the Board. The Board meets monthly and a complete set of minutes is recorded. NSIDC has four standing committees, including a Finance Committee responsible for monitoring the operations and assuring financial policies and procedures. Staff is responsible for preparing accurate monthly and annual financial reports upon which the Finance Committee approves and recommends to the Board of Directors. A full financial audit is prepared annually, and no adverse findings have been reported.

NSIDC staff is familiar with the management and performance requirements of the Assessment Grant including: the development of the work plan and obligations of the Cooperative Agreement, the reporting requirements including property profiles, Quality Assurance Plans, Sampling Analysis Plans, and quarterly reporting. We are also familiar with bidding requirements and minority business/women business components.

J. 2. History of managing federal funds.

NSIDC is currently concluding two Community Wide Assessment Grants commencing in 2005 for sites in the Allegheny River Towns. We inventoried twenty sites, completed Phase I's on

seven sites (representing forty-four individual tax parcels), and completed Phase II's on three sites, all within twelve months. Subsequently, EPA has granted NSIDC a second round of Assessment Grants - \$200,000 for petroleum and \$200,000 for hazardous substances.

NSIDC has also received and administered:

- \$100,000 from the US Dept. of Labor for entrepreneurial training
- \$200,000 from the US Economic Development Admin. for our business incubator
- \$400,000 from the US Dept. of Housing and Urban Development, also for incubator development.

No audit exceptions have been found.

J.3 Performance on Reporting Requirements

In carrying out the implementation of the two Assessment Grants awarded in 2005, we have contracted with qualified subcontractors and completed the various required reports in a timely and competent manner. Together we have completed and filed with the EPA:

- Forty-four Property Profile Reports
- Quarterly Reports since the 4th Quarter of 2005
- Seven Phase I Reports
- A QAPP for Phase II activities, which received prompt approval from EPA
- Three SAPs for Phase IIs
- Three Phase II ESAs

Our project team has developed a strong working relationship with EPA and its technical reviewers. We have received excellent cooperation from the EPA in meeting tight deadlines for certain sites to facilitate property transactions.

J. 4. Describe your plans for tracking progress toward expected outputs and outcomes.

Utilizing our Task Force, our close relationship with the targeted communities and citizens, and our consultants, we will thoroughly track progress with this Assessment Grant. We will first meet with the property owners to assess their interest in participation in the program. Once sites are selected and assessed, together with our consultants we will review the Phase I and Phase II studies with the private property owner and solicit regular updates on project plans. As described previously, we will also meet regularly with our Task Force and general public. The NSIDC will also assist with redevelopment planning as appropriate.

All of these communications will provide the forum to track progress on Assessment Grant sites and the respective outcomes and outputs. We are prepared to track the number of sites assessed and file timely Property Profiles and Quarterly Reports. We are also prepared to track the expected outcomes including: new job creation, funding leveraged through the economic reuse of properties, and acres of properties placed into productive reuse/greenspace. All of this information will be included in our regular Quarterly Reports to the EPA.