



R03-23-A-004

BOROUGH OF AMBRIDGE

600 Eleventh Street Ambridge, PA 15003

Phone: (724) 266-4070 | FAX: (724) 266-9191 | www.ambridgeboro.org

## NARRATIVE INFORMATION SHEET – BOROUGH OF AMBRIDGE, BEAVER COUNTY, PA

### 1. Applicant Identification

Borough of Ambridge

Ambridge Borough Building Complex

600 Eleventh Street

Ambridge, PA 15003

### 2. Funding Requested

a. Assessment Grant Type – Community Wide Assessment Grant

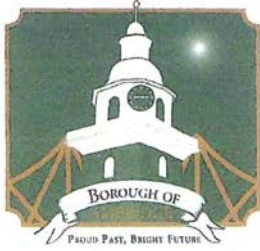
i. Federal Funds Requested \$ 500,000

### 3. Location

Borough of Ambridge, County of Beaver, Commonwealth of Pennsylvania

### 4. Target Areas and Priority Site/Property Information

- List of Target Areas:
  - 1 - American Bridge Company Target Area – Target area encompasses an area in the Borough of Ambridge generally delineated by Eighth (8<sup>th</sup>) Street to the north, 65<sup>th</sup> Infantry Memorial Highway (State Route 65) to the west, Big Sewickley Creek to the south, and Duss Avenue to the east.
  - 2- Sukup Steel Structures Target Area – Target area encompasses an area in the Borough of Ambridge generally delineated by Nineteenth (19<sup>th</sup>) Street to the north, 65<sup>th</sup> Infantry Memorial Highway (State Route 65) to the west, Eighth (8<sup>th</sup>) Street to the south, and Duss Avenue to the east.
  - 3 - Coal Ash Landfill Target Area – Target area encompasses an area in the Borough of Ambridge generally delineated by Breitenstein Road to the north, Ridge Road to the west, Hazel Avenue/Nineteenth (19<sup>th</sup>) Street to the south, and Beaver Road to the east.
- Census Tracts Within Each Target Area:
  - Target Area 1 – Beaver County, PA Tract 6041 (CT 42007604100)
  - Target Area 2 – Beaver County, PA Tract 6042 (CT 42007604200)
  - Target Area 3 – Beaver County, PA Tract 6040 (CT 42007604000)
- Address of Priority Sites:
  - American Bridge Company Target Area
    - Former American Bridge Headquarters/Lab Site – 3 acres  
341 Park Road, Ambridge, PA 15003



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- Former Gasoline Filling Station/Service Site - < 1 acre  
400 Merchant Street, Ambridge, PA 15003
- Libertas Copper Site - 19 acres  
Ohio River Blvd. on the Ohio River, Ambridge, PA 15003
- Sukup Steel Target Area
  - Former Sukup Steel Site - 7 acres  
(Aka Ambridge Industrial Property)  
360 14<sup>th</sup> Street, Ambridge, PA 15003
  - Bicentennial House Site - < 1 acre  
284 13<sup>th</sup> Street, Ambridge, PA 15003
  - Former Cornerstone (aka Centria) Site – 17.41 acres  
500 Perth Avenue, Ambridge, PA 15003
  - Beemac Trucking Site – 8.75 acres  
(Aka Toth Property)  
1401 New Economy Drive, Ambridge, PA 15003
  - Former National Electric Site – 2.5 acres  
(Aka Springer Contracting)  
1395 New Economy Drive, Ambridge, PA 15003
  - MZP Kiln Services Site – 2.6 acres  
328 14<sup>th</sup> Street, Ambridge, PA 15003
  - Former Gasoline Filling Station - < 1 acre  
1398 Merchant Street, Ambridge, PA 15003
  - Former Majestic Dry-Cleaning Plant - < 1 acre  
1201 Merchant Street, Ambridge, PA 15003
- Coal Ash Landfill Target Area 3
  - Former Sacco Coal Ash Dump Site – 52 acres  
1217 Breitenstein Road, Ambridge, PA 15003
  - Former Municipal Refuse Site – 9 acres  
Hazel Avenue and Beaver Avenue, Ambridge, PA 15003

## 5. Contacts

### a. Project Director –

Name: Mario Leone, Jr., Borough Manager

Phone #: 724.266.4070

Email: [manager@ambridgeboro.org](mailto:manager@ambridgeboro.org)

Mailing Address:

Ambridge Borough Building Complex  
600 Eleventh Street  
Ambridge, PA 15003



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b. Chief Executive/Highest Ranking Elected Officials –

Name: Gerald McCoy, Mayor  
Tina Tessaro, President of Council  
Phone#: 724.266.4070  
Email: [info@ambridgeboro.org](mailto:info@ambridgeboro.org)  
Mailing Address:  
Ambridge Borough Building Complex  
600 Eleventh Street  
Ambridge, PA 15003

6. Population

- According to the 2020 Decennial U. S. Census, the population of the Borough of Ambridge is 6,972.

7. Other Factors

Factor	Page #
Community Population is 10,000 or less.	1
The applicant is, or will assist, a federally recognized Indian tribe or U.S Territory.	
The priority site(s) is impacted by mine-scarred land.	
The priority site(s) is adjacent to a body of water (i.e. the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	1,2,4
The priority site(s) is in a federally designated flood plain.	2
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	
The reuse of the priority site(s) will incorporate energy efficiency measures.	
The reuse strategy or project reuse of the priority site(s) considers climate adaptation and/or mitigation measures	
At least 30% or more of the overall budget will be spent on eligible reuse/area-wide planning activities, as described in Section I.A., for priority site(s) within the target area.	3,8
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2012 or later) or is closing.	

8. Letter from the State Environmental Authority - A letter from the Pennsylvania Department of Environmental Protection (PA DEP) signed by Michael Maddigan, Land Recycling Program Manager in the PA DEP's Bureau of Environmental Cleanup and Brownfields dated October 21, 2022 is attached.

9. Releasing Copies of the Application - N/A - The Borough of Ambridge is not claiming any part of this application as confidential, privileged, or sensitive information.



October 21, 2022

Mario N. Leon, Jr., Borough Manager  
Borough of Ambridge  
Ambridge Borough Building Complex  
600 Eleventh Street  
Ambridge, PA 15003

RE: U.S. EPA Brownfields Grant Proposal | State Letter of Acknowledgement  
Borough of Ambridge  
Beaver County, Pennsylvania

Dear Mr. Leon:

The Pennsylvania Department of Environmental Protection is pleased to support your efforts to redevelop brownfield properties in your community. Returning environmentally challenged and underutilized land and buildings to productive use improves our environment, safeguards our residents, and helps boost Pennsylvania's economy.

The DEP supports the Borough of Ambridge's application for a US EPA Brownfields Community Wide Assessment Grant in the amount of \$500,000 to conduct environmental assessments, public outreach and reuse planning on priority brownfield sites and target areas within the Borough of Ambridge. The Borough's efforts to examine the redevelopment potential of aggregated, underutilized sites to create renewed neighborhoods and business districts in Pennsylvania is a worthwhile endeavor.

Both Central Office and Regional Office Staff in the Land Recycling Program look forward to supporting the Borough of Ambridge and U.S. EPA Region 3 on this project.

If you have any questions, please contact John Gross by email at [johnngross@pa.gov](mailto:johnngross@pa.gov) or by telephone at 717-783-7502.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael S. Maddigan".

Michael Maddigan  
Land Recycling Program Manager  
Bureau Environmental Cleanup and Brownfields

Rachel Carson State Office Building | P.O. Box 8471 | Harrisburg, PA 17105-8471

717.783.1566 | Fax 717.772.5598

[www.dep.pa.gov](http://www.dep.pa.gov)

## **Narrative – Borough of Ambridge, PA**

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

#### **1.a. Target Area and Brownfields**

##### **1.a.i Overview of Brownfield Challenges and Description of Target Areas**

The Borough of Ambridge, Beaver County, Pennsylvania (Ambridge) is located on the eastern bank of the Ohio River approximately 16 miles to the north of the City of Pittsburgh. Ambridge was incorporated in 1905 and derived its identity from a conjunction of the American Bridge Company name. The American Bridge Company was formed when J.P. Morgan organized a merger of nearly thirty steel companies in 1900. The American Bridge Company built the world's largest steel fabricating and manufacturing facility in Ambridge in 1903. In the decades following World War II, the Ambridge plant became antiquated and uncompetitive as the American Bridge Company failed to invest in modernization and maintenance. In 1983, the headquarters and manufacturing facilities in Ambridge were permanently closed. Other supportive steelmaking, fabrication, transportation, and disposal companies in Ambridge soon experienced closures as well. Unemployment, residential decline, reduced tax revenues, and community instability were the inexorable results. The massive deindustrialization negatively impacted employment in the secondary sectors of the local retail and service economy and Ambridge Borough was declared financially distressed under Pennsylvania's Act 47 in April 1990. As of the 2020 Decennial Census, the population of Ambridge is 6,972, which represents a loss of approximately 40% over three decades. Ambridge has identified three distinct brownfield target areas where assessment work and reuse planning will be conducted under the proposed U.S. EPA assessment grant. The American Bridge Target Area encompasses a neighborhood in Ambridge generally delineated by Eighth (8<sup>th</sup>) Street to the north, 65<sup>th</sup> Infantry Memorial Highway (State Route 65) to the west, Big Sewickley Creek to the south, and Duss Avenue to the east. This target area is in the southernmost portion of the Borough and extends southward from the Big Sewickley Creek along the Ohio River to include a vacant industrial site directly on the Ohio River west of Hussey Copper. This site represents the only opportunity in Ambridge to create public access to the riverfront. The Sukup Steel Target Area encompasses an area in Ambridge generally delineated by Nineteenth (19<sup>th</sup>) Street to the north, 65<sup>th</sup> Infantry Memorial Highway (State Route 65) to the west, Eighth (8<sup>th</sup>) Street to the south, and Duss Avenue to the east. Ambridge has identified seven brownfield sites within this target area including a former gasoline filling station and an abandoned dry-cleaning plant on Merchant Street. The Coal Ash Landfill Target Area encompasses an area in Ambridge generally delineated by Breitenstein Road to the north, Ridge Road to the east, Hazel Avenue/Nineteenth (19<sup>th</sup>) Street to the south, and Beaver Road to the west. This area includes a large Borough Park, a former coal ash landfill, and a former municipal refuse site. This area represents a potential residential growth area for Ambridge.

**1.a. ii. Description of Priority Brownfield Sites** - Within the three target areas, Ambridge has identified eleven key brownfield sites ranging in size from less than 1 acre in size to approximately 52 acres. Among the brownfield sites in the three target areas are two former gasoline filling stations, two former dry-cleaning plants, former industrial sites that housed supportive industries to the American Bridge Company operations, a former coal ash landfill, and a vacant riverfront brownfield that supported copper smelting operations. Priority sites have been selected based not only on their historical use and possible contamination, but also

## Narrative – Borough of Ambridge, PA

their prospective reuse opportunities. The American Bridge Target area is so named because the priority site was once the headquarters location for the American Bridge Company. The site housed engineers, draftsmen, metallurgical testing labs, and administrative offices. When American Bridge left Ambridge in 1983, the large three-story brick office building was abandoned. By 2014, the neglected structure and property was vandalized, deteriorating, and dangerous, and the historic building was demolished. Debris from the demolition is comingled in the soils and possibly contains asbestos and lead from building materials, PCBs from light ballasts, and hazardous materials from early 80s-era computers which could include cadmium, lead, mercury, and hexavalent chrome. This Target Area also includes a priority 19-acre brownfield directly on the Ohio River at the outfall of Big Sewickley Creek which was part of a copper smelting facility. This site is in the federally designated floodplain and is targeted for potential recreational reuse with public riverfront access. The former Sukup Steel site is located at 14<sup>th</sup> Street and Duss Avenue and extends for three blocks to 11<sup>th</sup> Street. The site was used for a variety of industrial purposes since the early 1900s, most recently by the Sukup Steel Structures Company for production of steel construction bridges, material handling equipment, conveyors, and support structures. A devastating fire occurred in the 125,000-sf structure in July 2020, and the building was destroyed. The company permanently furloughed 130 employees and the remaining structure was demolished. Cornerstone Building Brands, a maker of metal panels, roofing and other accessories permanently closed its 300,000 sf Ambridge Plant in 2020, eliminating another 100 manufacturing jobs and creating another priority site for Ambridge. This site is prioritized for assessment as it is currently under consideration by Sunbelt Rentals for a four-acre commercial/warehouse facility. The Coal Ash Landfill Target area is dominated by a 52-acre site that served as a coal ash landfill from the late 1970s until around 1988. Ambridge owns approximately 77 acres adjacent to the coal ash site, the majority of which comprise Walter Panek Park, Ambridge's largest municipal park. The remaining Borough-owned land at this location is another brownfield property of approximately 27 acres that was once a municipal dump site. The Ambridge Historic District Economic Development Corporation (AHDEDC) acquired the Bicentennial House, located at 284 13th Street, Ambridge, PA 15003 in 2019 with the intention of restoring it for the town's upcoming Bicentennial Celebration in 2024-2025. The house, built in 1824, was one of the first six double houses the Harmonist society built in the village of Ökonomie (Economy), now Ambridge. The building is located near the Old Economy Village State Historic Site, in the Ambridge Historic District, and is also a contributing structure to the Old Economy National Historic Landmark District and the National Register of Historic Places Economy Historic District. It is suspected that a non-historic transite siding had been added to the exterior of the building in a past restoration effort

### **1.b. Revitalization of the Target Areas**

**1.b.i. Reuse Strategy and Alignment with Revitalization Plans** - A major focus of this brownfield initiative is on the development of area wide and site-specific reuse strategies for the designated priority brownfield target areas and sites, in the context of the development of an area-wide reuse strategy that embraces all three of the targeted areas. Other sites will be targeted for reuse planning as the process unfolds. The goal for the area-wide planning



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initiative will be to develop a comprehensive strategy for the remediation and redevelopment of Ambridge, focusing on the target areas burdened with numerous brownfields. The brownfields planning initiative in Ambridge will acknowledge that revitalization of the areas surrounding the priority brownfield sites is as critical to its reuse as assessment, cleanup, and/or redevelopment of any singular brownfield property. The area-wide revitalization strategy will research and evaluate brownfields remediation and reuse potential considering priorities and existing plans, local market, infrastructure, and other conditions, as well as resource availability. Ambridge intends to budget a minimum of \$196,600, or approximately 40% of the requested grant for the development of site-specific plans and the area-wide revitalization strategy. The reuse strategy will be consistent with Ambridge's Comprehensive Plan, its zoning ordinance, and its demonstrated focus on the history and heritage of the area. The area-wide strategy will also seek to tie into a previous initiative funded by the U.S. EPA. The Borough of Monaca, Beaver County was the recipient of a Brownfield Area-Wide Planning Pilot grant in 2010. Under that grant, Monaca, then led by current Ambridge Borough Manager Mario Leone, cooperated with the Ohio River Trail Council in a planning and community revitalization initiative that developed strategies for new or increased access to the Ohio River through trail connections. One of recommendations was a "North Shore Connector Trail" which would link to the main Ohio River Trail on the south shore of the Ohio River via a loop through Ambridge. The viability of linking prioritized brownfields in Ambridge to the trail system will be assessed. The site-specific strategies will focus on priority sites to identify clear barriers to reuse, including not only environmental factors but also their potential highest and best use in the context of local priorities and market, and national and global conditions which have been dramatically impacted by the ongoing pandemic. The former American Bridge Company headquarters site is a priority for environmental assessment and site-specific reuse planning as it is a level, vacant 3-acre site that represents the only available site in Ambridge that has frontage on busy Route 65. The site will be investigated for potential retail/commercial reuse in accordance with land use priorities established in Ambridge's zoning ordinance. The Sukup Steel Structures site has been identified as a priority due to its location and development potential as evidenced by current interest in it by Sunbelt Rentals. The site will be assessed for constituents and possible contamination related to the past industrial uses of the property, and its suitability for proposed reuse. The former H.H. Robertson plant was repurposed into the New Economy Business Park and at one time 90% of its 308,000 sf of space on 18 acres had been occupied by an industrial tenant, Centria, Inc. After a series of mergers and consolidations, the facility in Ambridge closed in March 2020. This property is currently vacant, and as its reuse potential is unclear, its capacity to support new investment will be investigated. Other priority sites include the former coal ash landfill and municipal dump both adjacent to the Borough's largest park which will be assessed and studied as potential sites for new residential development in Ambridge also their capacity to accommodate recommendations of the 2020 Master Plan for the adjacent Walter Panek Park.

**1.b. ii. Outcomes and Benefits of Reuse Strategy** - The proposed brownfield program is anticipated to promote both social and economic benefits in Ambridge. The tangible and intangible social benefits of the renewal and reuse of moribund brownfields include improvement of the quality of life, reduction of negative social stigma, a decline in fear of health and safety hazards due to environmental deterioration, and restoration of pride in place.

## Narrative – Borough of Ambridge, PA

Local property values will increase, new employment opportunities will be available, and new public tax revenue will be generated. This anticipated boost in the local economy will increase reinvestment in existing municipal services and infrastructure and provide new revenue for public education and infrastructure improvements. The southernmost parcel in Ambridge, directly on the riverfront at the Big Sewickley Creek outfall, will be assessed to ascertain not only its environmental condition, but also its potential to develop beneficial riverfront greenspace and public access to the Ohio River.

### 1.c. Strategy for Leveraging Resources

**1.c.i. Resources Needed for Site Reuse** - As a public entity, Ambridge is eligible for a wide array of project-specific resources to fulfill resource needs. Ambridge has been consistently successful in leveraging local, state, and federal financial resources to fund and implement a range of programmatic activities. When gaps in resources are identified through the process of assessment, planning, and community outreach, Ambridge will work to devise resource development strategies to fill those gaps using U.S. EPA Assessment Grant funds to leverage other investment. For example, U.S. EPA Assessment Grant funds will be used as the local 25% matching requirement for brownfields assessment funds from Pennsylvania's Industrial Sites Reuse Program (ISRP) where feasible. The ISRP funds can also be used for environmental remediation and will be pursued when reuse opportunities are identified. The Commonwealth of Pennsylvania offers resources through its Community Conservation Partnership Program and its Greenways, Trails and Recreation Program that will be sought by Ambridge to augment the use of U.S. EPA funds to assess the recreational and greenspace opportunities at the two dump sites. These same resources can be pursued for the proposed trail loop and the possible reuse of the riverfront industrial property adjacent to the Hussey Copper facility. Ambridge will also reach out to foundations and non-profits where appropriate to leverage the use of U.S. EPA funds to secure targeted grants for specific project needs.

**1.c.ii Use of Existing Infrastructure** - Ambridge anticipates that implementation of brownfields reuse strategies will exploit existing and underutilized infrastructure systems and provide new revenues for maintenance and expansion. Reuse will reduce development costs and remove a key barrier to private investment. As a component of the site specific and area-wide reuse planning initiatives, assessments of existing infrastructure will be conducted to verify capacities, identify deficiencies, and calculate investments necessary to maximize brownfields reuse.

## 2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

### 2.a. Community Need

**2.a.i The Community's Need for Funding** - Ambridge Borough is not able to draw upon local funds to carry out environmental assessments and/or remediation. According to U.S. Census data, Ambridge falls significantly behind Pennsylvania and the nation in the key areas of household income, persons in poverty and the median value of housing. These disparities are depicted in the table below.

Jurisdiction	Median HH Income	Poverty %	Median Housing Value
Ambridge	\$41,377	13.2%	\$71,400
Pennsylvania	\$70,117	12.0%	\$180,200
United States	\$67,521	11.4%	\$217,500

Source: 2020 Decennial U.S. Census



## Narrative – Borough of Ambridge, PA

The community's need for additional sources of funding is confirmed by this comparatively low median household income and pervasive poverty amongst 13.2% of its residents which exceeds that of both Pennsylvania and the Nation. The low median household income and the low housing values negatively impact wage and real estate tax revenues for Ambridge, which limits discretionary resources that may be available for environmental assessments and brownfields area and site reuse planning. The brownfield program will help the U.S. EPA achieve the goal that 40% of Federal investments flow to disadvantaged communities. under Executive Order 14008, Section 223 (aka the Justice40 initiative). Statistics from the Climate and Economic Justice Screening Tool (CEJST) confirming Ambridge's status as disadvantaged under this initiative are detailed in Section 2.a.ii.(1) of this narrative below.

### **2.a. ii. Threats to Sensitive Populations**

(1) Health or Welfare of Sensitive Populations - Health and welfare issues in Ambridge disproportionately impact children, pregnant women, minorities, low-income residents, and the elderly in Ambridge. In its Healthy People 2020 initiative, the Pennsylvania Department of Health (PA DOH) found that 29.7% of pregnant mothers in Ambridge did not receive first trimester prenatal care, and that current death rates in Ambridge due to heart disease and cancer are higher than state and national comparisons. 22% of the population is aged 65 or over, and the PA DOH found that the death rate from chronic lower respiratory diseases in Beaver County is 42.1 per 100,000; higher than Pennsylvania's rate of 36.2 per 100,000. Lung cancer death rates among elderly men in the area were found to be alarmingly high at 81.9 per 100,000, which exceeds the 70.9 per 100,000 Pennsylvania rate. Exposure to particulate matter and ozone in the project area are particularly impactful to children. The National Initiative for Children's Healthcare Quality found that the number of annual particulate matter days (11) and ozone exposure days (18) in Beaver County are twice those of Pennsylvania at 5 and 9 days respectively. These comparisons highlight disparities but also reveal opportunities for improvement with solutions facilitated by data developed through the activities under the Ambridge's proposed brownfields initiative. According to the Climate and Economic Justice Screening Tool (CEJST), two of the targeted brownfield areas in Ambridge have been identified as disadvantaged for the purposes of the Justice40 Initiative. The Coal Ash Landfill Target Area in Ambridge lies within Census Tract 42007604000, which CEJST identified as disadvantaged in three categories including Clean Energy and Energy Efficiency, Sustainable Housing, and Health Burdens. The American Bridge Target Area is located within Census Tract 42007604100, which CEJST identifies as disadvantaged in four categories including Clean Energy and Energy Efficiency, Sustainable Housing, Health Burdens and Clean Water and Wastewater Infrastructure.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions - The Heritage Valley Health System 2019 Community Health Needs Assessment identified statistical disparities in Ambridge across social, economic, and health factors. The data confirmed that cancer death rates in Ambridge exceed state and national benchmarks. The assessment established that the death rate is highest among Blacks/African Americans. The assessment found that 10% of adults in Beaver County been diagnosed with asthma and/or COPD, which is consistent with Pennsylvania. However, the assessment found that the death rate of African Americans in Beaver County from Chronic Lower Respiratory Disease (CLRD), which includes asthma, emphysema, and COPD, is 46/100,000 deaths, which exceeds that of Pennsylvania at

## Narrative – Borough of Ambridge, PA

34/100,000 deaths and the Nation at 29.7/100,000. The requested grant funds will be used to characterize environmental exposures and assess the risks which contribute to these health disparities. Reuse plans and strategies will be developed to mitigate potential exposures of sensitive populations to environmental hazards in proximity to the brownfields.

(3) Promoting Environmental Justice - Ambridge is designated by the Pennsylvania Department of Environmental Protection as an Environmental Justice Area based on poverty and percent of the population that identifies as a non-white minority. According to data derived from the U.S. EPA's EJSCREEN tool, Ambridge residents are impacted disproportionately by exposure to particulate matter, ozone, and lead compared to State, U.S. EPA Region, and National indices. The percentiles for Ambridge for these key indicators range from 82 to 97. Environmental justice disparities will be addressed by determining exposure risks to specific constituents and facilitating non-impactful site reuse. The grant funds will help facilitate the reduction of threats to the health of these sensitive populations by conducting detailed risk assessments of constituents identified in Phase II environmental site assessments (ESAs).

### 2.b. Community Engagement

#### 2.b.i., ii Project Involvement and Roles

Examples of organizations, entities, and groups expected to be involved in the program include the following. It is anticipated that outreach efforts will be successful in expanding the list.

Name of Organization/Entity/Group	Point of Contact	Specific Involvement in the Project or Assistance Provided
Ambridge Regional Chamber of Commerce	Valerie Pedigo <a href="mailto:director@ambridgeregionalchamber.org">director@ambridgeregionalchamber.org</a>	Help match sites and developers. Involve area businesses and assist in public outreach and communication.
Ambridge Downtown Development Council	Steve Roberts [REDACTED]	Assist reuse planning, market available sites, identify new sites for assessment.
Community Heart and Soul	<a href="mailto:ambridgeheartandsoul@gmail.com">ambridgeheartandsoul@gmail.com</a> No Phone	Communication and community involvement.
Ambridge Historic District Economic Development Corporation	Connie Kovolenko [REDACTED]	Assist in the utilization of historic assets for economic development and community revitalization.

#### 2.b.iii. Incorporating Community Input

Gathering input from community residents and stakeholders and incorporating that feedback in brownfield program priorities and strategies will ensure meaningful community ownership of the project. Fully understanding concerns regarding the impact of brownfields on the future health and welfare of the community will drive outreach efforts. Outreach and involvement activities will be performed throughout each phase of the brownfield project. Ambridge will build outreach efforts through a series of interactions with the community. Meetings, seminars, and other exchanges will occur at significant program milestones. A major focus of the brownfield initiative will be on the development of a reuse strategy and plan integrating brownfield redevelopment with community-wide revitalization initiatives, and inclusive community engagement will be crucial to that initiative. The input derived through these sources and forums will guide and enhance the program and its effectiveness and will help to refine the program for best effectiveness. These efforts will increase awareness of the brownfield initiative and its goals; educate the public and other community stakeholders;

## Narrative – Borough of Ambridge, PA

provide input opportunities at key milestones; and provide the community with opportunities to effect public policy and decision-making.

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

#### **3.a. Description of Tasks/Activities and Outputs**

<b>Task 1: Site Inventory and Prioritization</b>
i. Project Implementation <ul style="list-style-type: none"><li>▪ Procuring environmental consultant.</li><li>▪ Build on known sites' inventory and expand as new sites are identified.</li><li>▪ Select sites for assessment activity</li></ul>
ii. Anticipated Project Schedule: Ongoing throughout the cooperative agreement period.
iii. Task Lead(s): Ambridge will procure professional services and conduct site prioritization and selection. The selected environmental consultant will assist the Borough once a firm(s) are selected.
iv. Outputs: The existing inventory of site will be expanded as additional sites area identified. Sites will be prioritized for Phase I and/or Phase II assessment work.
<b>Task 2: Phase I Environmental Site Assessments</b>
i. Project Implementation <ul style="list-style-type: none"><li>▪ Phase I sites will be derived from the site inventory and any additional sites added during the vetting process.</li><li>▪ Discussions will take place regarding individual sites with a priority based on developer interest, key location, and market interest. Essentially the most developable sites will get priority for assessment work.</li><li>▪ Additional sites for Phase I ESAs will be identified as development opportunities arise or environmental concerns are raised, or when site transactions take place as due diligence.</li></ul>
ii. Anticipated Project Schedule: Site prioritization and selection will begin immediately in the first quarter of the cooperative agreement in October 2022 and continue throughout the three-year period.
iii. Task Lead(s): The assessments lead will be the selected environmental consultant with input from the Borough. Community partners will be solicited for site input.
iv. Outputs: It is anticipated that there will be a total of 22 Phase I ESAs conducted, with 15 being hazardous sites and 7 petroleum sites.
<b>Task 3: Phase II Environmental Site Assessments</b>
i. Project Implementation <ul style="list-style-type: none"><li>▪ Sites which had Phase I ESAs that indicate the presence of RECs will be prioritized for Phase II ESAs.</li><li>▪ SAPs will be developed immediately upon site approval for Phase II ESA investigation.</li><li>▪ It is anticipated that all Phase II ESA sites, will be entered into Pennsylvania's Land Recycling Program to receive liability protection.</li><li>▪ Additional sites will be identified as Phase I ESAs identify RECs</li></ul>
ii. Anticipated Project Schedule: Phase II ESA work will begin after Phase I work is complete for each site that RECs are found to be evident.
iii. Task Lead(s): The selected environmental consultant(s).
iv. Outputs: SAPs will be developed for Phase II ESA sites. It anticipated that a minimum of 5 Phase II ESAs will be conducted. Cleanup plans will be developed for all sites and entered in PA Act 2 as applicable.

## Narrative – Borough of Ambridge, PA

<b>Task 4: Brownfield Site and Area-Wide Reuse Planning</b>
i. Project Implementation <ul style="list-style-type: none"> <li>Reuse assessment, land use assessment, market analysis, infrastructure evaluation, site reuse visioning, develop brownfield revitalization plan, develop resource development plans, conduct extensive outreach, and involvement activities.</li> </ul>
ii. Anticipated Project Schedule <ul style="list-style-type: none"> <li>The reuse planning process will begin once a planning consultant is selected. Work will be ongoing with an anticipated project schedule from start to finish of 24 months.</li> </ul>
iii. Task Lead(s): Contractors and subcontractors with oversight and direction from the Borough of Ambridge.
iv. Outputs – The process will involve community involvement with the output being site-specific reuse plans for the priority sites, and a comprehensive revitalization plan for the priority sites and their environs including neighboring sites and the impacted community.
<b>Task 5: Community/Stakeholder Outreach and Involvement</b>
i. Project Implementation <ul style="list-style-type: none"> <li>Schedule and conduct monthly meetings with Borough of Ambridge officials.</li> <li>Schedule and conduct quarterly meetings of community partners and other stakeholders.</li> <li>Hold annual public meetings to discuss yearly progress.</li> </ul>
ii. Anticipated Project Schedule: Throughout the Cooperative Agreement period.
iii. Task Lead(s): Borough of Ambridge and Environmental consultant will incorporate the majority of community outreach and involvement in the planning task
iv. Outputs: Quarterly with community partners, monthly and ad hoc meetings with Borough officials, annual community-wide public meetings. Attendance at Council meetings at key milestones and as necessary.
<b>Task 6: U. S. EPA Program Management and Reporting</b>
i. Project Implementation <ul style="list-style-type: none"> <li>Develop and submit quarterly reports, annual financial reports and MBE/WBE reports</li> <li>Enter approved sites into ACRES and update progress as necessary.</li> <li>Compare progress to goals and adjust as necessary.</li> <li>Submit AAI checklist with Phase I ESA reports.</li> </ul>
ii. Anticipated Project Schedule: Beginning October 2023 and throughout the 4-year Cooperative agreement and through final required project closeout documentation and reporting
iii. Task Lead(s): Borough of Ambridge as project lead, with environmental consulting firm.
iv. Outputs: Quarterly and annual reporting, project progress reporting including financial and MBE/WBE Reporting, Site approval questionnaires, AAI checklists for completed Phase I ESAs, ACRES updates and Final Reporting. Develop responses to U.S. EPA comments as necessary.

### 3.b. Cost Estimates

The following section details the basis of estimated costs for the six identified tasks and presents the proposed \$500,000 budget in tabular form.

#### Basis of Cost Estimates

##### **Task 1, Inventory and Prioritization**

- *Personnel Costs: 40 hours at an average cost of \$50/hr. = \$2,000*
- *Contractual Costs: 50 hours at an average cost of \$120/hr. = \$6,000*

##### **Task 2, Phase I Environmental Site Assessments**

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- *Contractual Costs: 18 Phase I ESAs at an average cost of \$5,000/ea. = \$90,000*

### Task 3, Phase II Environmental Site Assessments

- *Contractual Costs: 3 Phase II ESAs at an average cost of \$50,000/ea. = \$150,000*

### Task 4, Site Reuse Planning (39.96 % of the requested grant)

- *Personnel Costs: 180 hours at an average cost of \$50/hr. = \$9,000*
- *Contractual Costs: Cost allocated at 40% of total contractual budget = \$187,600*

### Task 5, Outreach, and Involvement

- *Personnel Costs: 120 hours at an average cost of \$50/hr. = \$6,000*
- *Contractual Costs: 45 hours at an average cost of \$120/hr. = \$5,400*

### Task 6, Program Management

- *Personnel Costs: 160 hours at an average cost of \$50/hr. = \$8,000*
- *Contractual Costs: 250 hours at an average cost of \$120/hr. = \$30,000*
- *Travel budget allocation of \$4,000*

Budget Category	Project Tasks – Proposed \$500,000 Budget						
	Task 1	Task 2	Task 3	Task 4	Task 5	Task 6	
	Inventory and Prioritization	Phase I Environmental Assessments	Phase II Environmental Assessments	Site Reuse Planning	Outreach and Involvement	Program Mgmt.	TOTAL
Personnel	1,500			7,000	4,500	7,000	20,000
Fringes	500			2,000	1,500	1,000	5,000
Travel						4,000	4,000
Equipment							
Supplies	0	0	0	0	0	2,000	2,000
Contractual	6,000	90,000	150,000	187,600	5,400	30,000	469,000
Other							
Direct Costs	8,000	90,000	150,000	196,600	11,400	44,000	500,000
Indirect Cost							
TOTAL BUDGET	8,000	90,000	150,000	196,600	11,400	44,000	500,000

### 3.c. Measuring Environmental Results

Ambridge will use defined, quantitative project environmental outputs and outcomes as measures of environmental results. Outputs will include Phase I and Phase II ESAs, cleanup plans, reuse plans, and public outreach and involvement opportunities. Outcomes projected include but are not limited to numbers and characteristics of sites prepared for reuse, leveraged funding and investment, and greenspace opportunities created. Quarterly reports will include a list of goals accomplished and expected goals for the next quarterly reporting period. Progress towards achieving the outputs and outcomes described in this narrative will be tracked and reported to the U.S. EPA as part of the required quarterly and annual progress reports. In addition, the progress of environmental findings, status, and results of assessed sites will be tracked and reported to the U.S. EPA via the ACRES database

## 4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

### 4.a. Programmatic Capability

4. a.i., ii, iii. Organizational Capacity/Structure/Key Staff - Ambridge employs a professional manner who is responsible for oversight of the Administration Department. The Borough Manager and the Administration Department have the knowledge, experience, and capacity to carry out the requirements of the project and grant and will hire a qualified professional consultant(s) to fulfill all technical requirements. The Borough Manager, Mario Leone, has been a municipal manager for nearly two decades. Mr. Leone has experience in managing U.S. EPA Brownfields grants while employed by the Borough of Monaca, Beaver County. Mr. Leone



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was responsible for the successful procurement, management, and closeout of a \$150,000 U.S. EPA Brownfields Area-Wide Planning Grant that was awarded in 2010. Mr. Leone will be the principal point of contact with the U.S. EPA and will be responsible for all administrative and financial record-keeping and reporting to the U.S. EPA. The Borough will hire a professional consultant(s) through a competitive process that will 1) Be responsible for all assessments and reuse planning, 2) Assure that all technical requirements related to U.S. EPA funding are met, 3) Assist in required reporting and maintenance of the ACRES database, and 4) Provide responses to technical questions or other requirements of the U.S. EPA.

**4.a.iv Acquiring Additional Resources** - Ambridge will hire a professional consultant(s) to provide expertise in the proposed ESAs and reuse planning. The Borough Manager will prepare requests for qualifications and/or proposals (RFQ/RFP) that will be publicly advertised. The RFQ/RFP will be issued to qualified firms that express an interest in providing their expertise. The award will be made based on applicable qualifications and experience and other factors that will be further outlined in the solicitation.

### **4.b. Past Performance and Accomplishments**

#### **4.b.i. The Borough of Ambridge Previously Received an EPA Brownfields Grant**

In 2002, Ambridge was selected for a U.S. EPA Brownfields Assessment Pilot Grant of \$200,000. The grant was successfully managed, and all work was successfully performed, all funding expended, and the contract was closed out by December 31, 2005.

**4.b.i.(1) Accomplishments** - Ambridge completed Phase I ESAs of six properties in the Borough from 11<sup>th</sup> through 19<sup>th</sup> Streets. The outputs included Phase I ESA reports and Phase II ESA reports on each of the selected sites. Outcomes included productive reuse of three of the six properties. New developments on brownfields included construction of a new Beaver County Emergency Operations Center, the construction of a 15,000-sf supermarket, and the construction of a 31-guest room Cobblestone Inn and Suites. These outputs and outcomes are not reflected in ACRES as the Cooperative Agreement timeframe was prior to the implementation of the ACRES reporting system.

**4.b.i.(2) Compliance with Grant Requirements** - Ambridge followed the workplan, met the schedule, adhered to all applicable terms and conditions, and conducted all reporting in compliance with the requirements in place for Brownfields Assessment Pilot Grants during the 2002-2005 timeframe.

#### **4.b.i The Borough of Ambridge has received other Federal Assistance Agreements**

**4.b.ii (1) Purpose and Accomplishments** - Ambridge has received other Federal assistance more recently than the 2002 Brownfields grant from the Federal Emergency Management Agency (FEMA) and the Department of Justice (DOJ). The Borough received \$41,261.90 from the Department of Homeland Security (DHS) FEMA FY 2020 Assistance to Firefighter Grants (AFG) Program for the purchase of new firefighting equipment. Ambridge was also awarded a U.S. Department of Justice: Body-Worn Camera Policy and Implementation Program grant and a matching \$46,500 grant from the state Commission on Crime and Delinquency to purchase 25 body-worn cameras and related equipment.

**4.b.ii (2) Compliance with Grant Requirements** - Ambridge has successfully met all compliance requirements with respect to both the DHS/FEMA Grant and the DOJ Grant previously described.

### **III.B. Threshold Criteria Responses**

#### **Borough of Ambridge, Beaver County, PA**

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

The Borough of Ambridge, Beaver County, PA is eligible to apply for U.S. EPA Brownfields Assessment funding as a “*General Purpose Unit of Local Government*” in the Commonwealth of Pennsylvania as defined at 2 CFR § 200.1. The Borough of Ambridge is an incorporated political subdivision in the Commonwealth of Pennsylvania. The Borough of Ambridge operates under the guidelines of “The Borough Code”, PA Act of 1965, P.L. 1656, No. 581, as amended.

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

To ensure the community residents and stakeholders have meaningful ownership of the project, and their concerns are fully understood, community outreach activities will be performed throughout each phase of the brownfield project. The Borough of Ambridge will conduct most of the outreach efforts with the technical assistance of the selected environmental consultant when necessary. Community outreach and education activities will be conducted with a focus on strategic redevelopment of brownfield properties and prevention of future brownfields. The Borough intends to build outreach efforts through a series of discussions with community stakeholders. Meetings, seminars, or other exchanges with the community will occur at significant program milestones. A major focus of the brownfield initiative will be on the development of a reuse strategy and plan integrating brownfield redevelopment with community-wide revitalization. Inclusive and beneficial community engagement and involvement will be a vital component of this initiative. The community engagement will raise awareness of the brownfield initiative and its goals; educate the public and other community stakeholders; provide input opportunities at key milestones; and provide chances to effect public policy and decision-making.

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

The Borough of Ambridge does not currently have an open U.S. EPA Brownfields Assessment Grant.

##### **4. Contractors and Named Subrecipients**

- Contractors – N/A
- Named Subrecipients – N/A