Public Notice. US EPA Brownfield Cleanup Grant for the Former Union Station and Freight Depot Buildings. Brownsville Borough.

On October 24th, 2024 at 2:00pm at the Brownsville Borough municipal offices located at 200 Second Street in Brownsville, PA, the Redevelopment Authority of the County of Fayette (RACF) is conducting a public meeting concerning an application for cleanup funding to address asbestos and other hazardous materials in the former Union Station and Freight Depot buildings located at 49-53 Market Street.

RACF plans to submit a US EPA Brownfield Cleanup Grant Application in November 2024. The funds would be used to remediate hazardous building materials in the former Union Station and the Freight Depot buildings. RACF owns the buildings and has long-term plans to rehabilitate and repurpose the buildings after addressing hazardous materials remediation.

Alternative methods of remediation have been considered. A copy of the draft application and the Analysis of Brownfield Cleanup Alternatives (ABCA) will be available at the RACF offices at 86 West Main Street in Uniontown, PA and at the Brownsville Borough municipal offices from 8:30am to 4:30pm Monday through Friday as well as on the RACF's website at: https://www.racfpa.org.

This meeting is open to the public and RACF staff will be available to take receive any public comments.

Analysis of Brownfields Cleanup Alternatives – Preliminary Evaluation
Former Union Station Property
49-53 Market Street
Brownsville, PA

Prepared by Environmental Standards, Inc. a subsidiary of Montrose Environmental Group on behalf of the Redevelopment Authority of the County of Fayette

I. Introduction & Background

a. Site Location

Former Union Station Property is located at 49-53 Market Street in Brownsville Borough, Fayette County, Pennsylvania (herein referred to as "the Property").

b. Site Description

The Property is 1.7 acres in northern Brownsville. The site is separated from the Monongahela River by an active Norfolk Southern Railway between the Lane Bane Bridge to the Northeast and the Bridge Boulevard Bridge to the West. The Property fronts on Market Street as well as a spur of open right of way that extends from Market Street that was previously used by the railroad.

The Property, previously a highly used public asset, is still situated in the heart of Brownsville, near local businesses and parks, as well as a heritage center and art gallery. There are two buildings on the property. Building 1 – The Union Station Train Depot and Building 2 – the Freight Depot.

Building 1 – The Union Station Train Depot is a five-story masonry construction building with an approximately 8,000 square foot footprint and a basement. Building 1 is prominently situated fronting Market Street and the unused right of way and can be described as the most substantial and historically significant commercial structure in the downtown area. Building 1 is also listed on the National Register of Historic Places.

Building 2 – The Freight Depot is setback from Market St. and along the active railway, surrounded by paved areas. Building 2 is a one-story structure, approximately 1,500 sq. ft. in size, with no basement.

While previously a key link between Brownsville and the outside world via the railroad, both buildings are currently unused and blighted symbols of a bygone era. Broken, boarded up windows, scattered building debris, water intrusion, collapsing ceilings, peeling paint, aged fluorescent light tubes/ballasts, and mold growth are present. The site is currently unused and is improved with out-of-service utilities

(gas, water, sewage, and electricity). In 2009, the Redevelopment Authority of the County of Fayette (RACF) acquired the property via eminent domain to promote its rehabilitation. RACF is working with project stakeholders to restore and re-open the Property to help revitalize downtown Brownsville.

c. Forecasted Climate Conditions

According to the US Global Change Research Program (USGCRP), climate trends for the northeast region of the United States include increased temperatures, increased precipitation with greater variability, increased extreme precipitation events, and rises in sea level. Some of these factors, most specifically increased precipitation that may affect storm water runoff and flooding potential, are most applicable to the cleanup of the site.

Both Building 1 and Building 2 have impervious rooftops, and the Property is covered with impervious pavement. Reuse of the buildings will improve local climate conditions as the reuse of this property will improve downtown use and walkability. Furthermore, the reuse of the Property will alleviate the need for developing further from the center of town, which could potentially impact greenfield property and require additional roads and infrastructure. Reuse of the Property will also provide opportunities for implementing current stormwater best management practices, ultimately improving the site's impact to the local environment during rain events, and droughts, among many other ecological benefits.

d. Previous Site Use(s) and Any Previous Cleanup/Remediation

In 1886, the building was developed as Snowdon and Sons Engine Works and Magee and Co Rolling Mills, including both a foundry and machine shop. These buildings were removed between 1901 and 1907 and railroads were built between the Property and the river. Building 1 – the Union Station Train Depot and Building 2 – the Freight Depot were both constructed between 1924 and 1949. During the peak of the railroad era in Brownsville, 68 daily passenger trains stopped in the city of Brownsville.

Building 1 was used until the 1990's as mixed-use office tenant spaces.

There have been no previous site cleanups or remediation on the Property.

e. Site Assessment Findings

A Phase I Environmental Site Assessment (ESA) and Hazardous Building Materials Surveys were performed by Environmental Standards, a subsidiary of Montrose Environmental, Inc., on the Property for RACF in 2022.

The Phase I ESA, completed August 12, 2022, identified several RECs on the Property related to former uses on and around the property including: a laundromat, a filling station, a foundry, a manufactured gas plant, and railroad uses. The reuse of Building 1 the Depot Building can be accessed directly from the adjacent right of way and is the focus of the proposed remediation to address Hazardous Building Materials.

A limited Phase II Environmental Site Assessment was completed in the Fall of 2022. The assessment work included including Hazardous Building Materials Surveys that were compiled into a report dated October 19, 2022. The Hazardous Building Materials Surveys include:

- Limited Asbestos Containing Materials Survey, completed on September 21, 2022 by a State of PA Certified Asbestos Inspector
- Lead-Based Paint Inspection, completed on September 21, 2022 by a State of Pennsylvania Certified Lead Inspector
- PCBs, Mercury, Petroleum & Hazardous Materials Screen

The limited Phase II ESA is sufficient to characterize and address the remediation of contamination in the buildings.

The following conditions were identified:

- Asbestos Containing Materials (ACMs) – Materials containing more than 1% asbestos by laboratory analysis include pipe fittings, pipe insulation, vinyl sheet flooring, vinyl floor tiles, floor mastic, boiler breaching, wall mastic, roofing felt paper, and roof flashing. ACM was reported in both Building 1 and

Building 2. A composite sample of suspect material debris that is present throughout the site was also confirmed to contain ACMs. It was recommended the ACM be mitigated prior to renovation or demolition activities that could result in human exposure.

- Lead Based Paint - Buildings constructed and painted prior to 1978 are likely to have some LBP. The buildings were constructed between 1924 and 1949, which makes LBP a concern. Sampling was conducted for Toxic Characteristic Leachate Procedure (TCLP) testing on representative architectural building components, to evaluate if typical demolition waste would be considered as hazardous waste based upon lead content. TCLP testing concluded that the architectural building component waste stream does not meet the definition of lead hazardous waste and may undergo disposal as general construction debris and/or recycling.
- PCBs, Mercury, Petroleum, & Hazardous Materials– There were 24 oil-filled door openers and approximately 140 fluorescent light ballasts identified as presumed to be PCB-containing. Ballasts which were missing labels, or not labeled as "Non-PCB Containing" were presumed to contain PCBs and were counted as such.

  Fluorescent lamp light tubes throughout the subject Site (~290 tubes surveyed) were labeled by their manufacturer as containing low-pressure mercury and/or phosphorus vapors. These fluorescent light tubes, mercury thermometers (~1 surveyed), and thermostats (~1 mercury surveyed) are presumed or confirmed to contain mercury.

  Air conditioners (~15 portable units and five water cooler/drinking fountain units) were identified during the building survey. These items contain, or are likely to contain, ozone-depleting refrigerants.

  Other chemical or hazardous material products surveyed on Site included petroleum oils, lead acid batteries, caustics, paints, volatile organic compound (VOC) containing materials (drain openers and roof tar), microwave ovens, fire extinguishers, and computer equipment. The exact locations, quantities, and descriptions of materials are detailed in the attached "PolychlorinatedBiphenyls (PCBs), Mercury, Petroleum, & Hazardous Materials Screen".

  It was recommended the hazardous materials identified be removed and properly recycled or disposed prior to renovation or demolition activities that could result in human exposure.

f. Project Goal

The planned reuse for Building 1 is to rehabilitate the site for mixed-use commercial and residential and the planned reuse for Building 2 is to rehabilitate the site for commercial use. The planned reuse for the subject property helps to achieve goals for the area that are identified in local planning documents including the 2019 Fayette County Comprehensive Plan; the Brownsville Borough, Brownsville Township, West Brownsville Comprehensive Land Use Plan, and a Community Design Workshop led by the Perennial Project, a local grassroots initiative. Building 1 is registered historic and is of significant interest to historic preservation-focused stakeholder groups in the area including the Young Preservationists Association and the Perennial Project. Although architectural concepts have not yet been created, RACF secured $1M in Housing and Urban Development (HUD) funding to rehabilitate the buildings.

II. Applicable Regulations and Cleanup Standards

a. Cleanup Oversight Responsibility

The cleanup will be overseen by the Pennsylvania Department of Environmental Protection (PADEP) Bureau of Air Quality. A licensed asbestos abatement contractor is needed to conduct the removal of all ACMs and suspect ACMs that would be disturbed by future planned renovation, construction, or demolition activities.

b. Cleanup Standards for Major Contaminants

The applicable cleanup standards will be:

- US EPA and PADEP standards for ACM removal and disposal.
- US EPA and PADEP standards for PCBs, Mercury, Petroleum, & Hazardous Materials removal and disposal

c. Laws and Regulations Applicable to the Cleanup

Laws and regulations that are applicable to this cleanup include the Federal Small Business Liability Relief and Brownfields Revitalization Act, the Federal Davis-Bacon Act, Occupational Safety and Health Administration (OSHA) permissible exposure limits (PELs) for asbestos exposure, the Pennsylvania Act 2 Program, and County by-laws. Federal, state, and local laws regarding procurement of contractors to conduct the cleanup will also be followed. In addition, all appropriate permits, as applicable, will be obtained prior to the work commencing.

III. Cleanup Alternatives

a. Cleanup Alternatives Considered

The results of the Hazardous Materials Survey Report were used in the development of cleanup alternatives. The following cleanup alternatives were considered:

- **Alternative #1: No Action.**
- **Alternative #2: ACM, LBP, and Hazardous Materials Removal and Disposal Prior to Building Renovation and Reuse**.
- **Alternative #3: ACM Removal and Disposal and Hazardous Materials Disposal Prior to Building Demolition**.

b. Evaluation of Cleanup Alternatives

The effectiveness, the ability to implement the cleanup, and the costs of each alternative are to be considered prior to selecting a recommended cleanup alternative. The analysis for each alternative is presented below.

Effectiveness - Including Climate Change Considerations

- **Alternative #1: No Action** - Performing no action would not be effective in preventing or controlling exposure pathways to contaminants at the site. The integrity and viability of the building would continue to decay and be an ongoing burden for the community.
- **Alternative #2: ACM, LBP, and Hazardous Materials Removal and Disposal Prior to Building Renovation and Reuse**. ACM removal will eliminate this exposure pathway and protect human health of site users, including potential trespassers who may enter the building currently. Removal of ACM by licensed asbestos abatement contractors is the most effective way to eliminate future risk of exposure to fibers. With removal of source ACM, inhalation and ingestion pathways for ACM will no longer exist. If LBP is identified, removal by licensed lead abatement contractors is the most effective way to eliminate future risk of exposure to lead. With removal of LBP, inhalation and ingestion pathways for lead will no longer exist from such painted surfaces. Engineering Controls (ECs) employed by the removal contractor will control and reduce the quantity of contaminants released to the environment during the removal activities. The removal of aged fluorescent light tubes and ballasts throughout the structure, as well as air conditioners and other items that likely contain hazardous materials will eliminate potential exposure pathways for future site users as well.

- **Alternative #3: ACM Removal and Disposal and Hazardous Materials Disposal Prior to Building Demolition and Site Redevelopment** – Similar to Alternative #2 ACM and LBP would be removed to eliminate exposure to asbestos fibers and protect human health for future site users during and after future demolition occurs. The aged door openers, fluorescent light tubes and ballasts, and other hazardous materials specified in the survey also require removal and disposal.

  Subsequent demolition of the building would require stormwater management strategies, including taking into consideration future increases in storm intensity,

as well as elimination of infiltration to a new structure. Additionally, site clearance would allow for confirmation that site environmental conditions (soil, groundwater) meet PADEP de minimis standards.

Implementation

- **Alternative #1: No Action** is simple to implement, as no actions will be required.
- **Alternative #2: ACM, LBP, and Hazardous Materials Removal and Disposal Prior to Building Renovation and Reuse.** ACM removal is moderately difficult to implement and requires proper preparation of the work area. Removal includes implementation of ECs to control/contain concentrations of contaminants by modifying the source and/or reducing the quantity of contaminants released into the work environment. ECs include contaminant barriers and decontamination processes and potentially using wet removal techniques, encapsulation/enclosure techniques, and HEPA-equipped vacuum cleaners where site conditions warrant.

  The cleanup would begin with removal and disposal of the suspect debris material that is located throughout the entirety of both buildings and confirmed to contain asbestos. After the building is cleared of the debris, the building materials that were identified to contain asbestos or Other Hazardous Materials will be removed and disposed of. These building materials include:

  ACMs - Pipe fittings, pipe insulation, vinyl sheet flooring, vinyl floor tiles, floor mastic, boiler breaching, wall mastic, roofing felt paper, and roof flashing.
  Other Hazardous Materials – Door openers, fluorescent light ballasts and light tubes, mercury thermometers, thermostats, air conditioners, oils, acid batteries, caustics, paints, drain openers, microwave ovens, fire extinguishers, and computer equipment

  The initial removal of ACMs and Other Hazardous Materials will provide access to building materials and areas of the building that were not previously accessible. Therefore, follow up sampling and remediation will need to occur.

  The removal of contaminated building materials and specifically lead based paint will be completed in coordination with Architectural Reuse Concepts. Architectural Reuse Concepts will help to guide how deconstruction of hazardous materials will occur. Architectural and hazardous materials specialists will work together to coordinate removal activities and may, in special cases, implement

encapsulation or other remedial techniques to achieve the reuse goals for the RACF.

Materials containing LBP that will not be incorporated into reuse concepts will be removed and disposed of. Materials containing LBP that will remain part of the structure will have paint removed or encapsulated.

- **Alternative #3: ACM Removal and Disposal and Hazardous Materials Disposal Prior to Building Demolition and Site Redevelopment** The ACM and hazardous materials removal activities under this Alternative would be performed as described in Alternative #2. LBP removal would not apply if the building were to be demolished. Soil would be tested for contaminants of potential concern typical to historic fill (metals, PCB, and polycyclic aromatic hydrocarbons) following demolition, to evaluate and, if needed, eliminate human exposure during redevelopment activities or after. The fluorescent light bulbs and ballast and other items containing potentially hazardous materials are relatively easy to remove and dispose prior to demolition.

Cost

- **Alternative #1: No Action**. There will be no costs.
- **Alternative #2: ACM, LBP, and Hazardous Materials Removal and Disposal Prior to Building Renovation and Reuse**
  The estimated cost of implementing Alternative #2 is $1,800,000. This estimate includes:
  - ACM Removal (including bulk debris containing ACMs) $900,000
  - Other Hazardous Materials Removal $80,000
  - Lead Based Paint Removal $80,000
  - Architecture &Engineering Cleanup Coordination $250,000
  - Removal Oversight and Coordination $250,000
  - Targeted Materials Sampling $40,000
  - Project Oversight $200,000

- **Alternative #3: ACM Removal and Disposal and Hazardous Materials Disposal Prior to Building Demolition and Site Redevelopment**
  The estimated cost of implementing Alternative #3 is $1,640,000. This estimated cost is similar to the cost for implementing Alternative #2. Because with Alternative #3 the building will be demolished, this alternative will not require coordination with an architectural professional to develop structural reuse concepts. This alternative will, however, require additional soil sampling

after the building is demolished, which may lead to additional cleanup costs. This estimate includes:

- ACM Removal (including bulk debris containing ACMs) $900,000
- Other Hazardous Materials Removal $80,000
- Lead Based Paint Removal $80,000
- Engineering Cleanup Coordination $100,000
- Removal Oversight and Coordination $200,000
- Targeted Materials Sampling $100,000
- Project Oversight $180,000

Green Remediation Considerations

To make the selected alternative more sustainable, several techniques will be considered. The most recent Best Management Practices (BMPs) issued under ASTM Standard E- 2893: *Standard Guide for Greener Cleanups* will be used as a reference in this effort. The carbon footprint associated with asbestos and other hazardous abatement is relatively small. Electrical, water, and wastewater services are not currently available within the building. The abatement contractor will work with RACF to make these services available. The number of mobilizations to the site will be minimized and erosion control measures used to minimize runoff. In addition, RACF will consider asking bidding cleanup contractors to propose additional green remediation techniques in their response to any Request for Proposals for the cleanup contract. RACF will consider sustainable stormwater management practices as site redevelopment proceeds.

c. Recommended Cleanup Alternative

The recommended cleanup alternative is **Alternative #2**: **ACM, LBP, and Hazardous Materials Removal and Disposal Prior to Building Renovation and Reuse.** This alternative allows for reuse of the existing buildings in coordination with the plans of RACF and community partners. This alternative protects human health and the environment through removal of ACM, hazardous materials, and LBP, while providing the community and site tenants critical information, involvement, and security in the site's redevelopment and use.

Alternative #1: No Action. This alternative cannot be recommended since it does not address the site risks and the community would continue to be exposed to site environmental hazards.

Alternative #2: ACM, LBP, and Hazardous Materials Removal and Disposal Prior to Building Renovation and Reuse. Alternative #2 is recommended because it will remove exposure pathways to existing contamination in Building 1 – The Union Station Train Depot and Building 2 – The Freight Depot. This alternative will prepare the buildings for renovation and reuse in coordination with the plans of RACF, the site

owner, and community partners, who all see value in reusing the structures. Building 1 – the Union Station Train Depot is registered historic and has long been a local landmark for the Brownsville community. The structure is registered historic and has remained on the Young Preservationists Association's list of "10 Sites Worth Saving" for several years now. RACF has funding available to renovate the building. Revitalization efforts in the community have led to removing several neighboring historically significant structures in Brownsville, making the Union Station even more significant. Furthermore, Alternative #2 can be doneat a similar cost to Alternative #3.

Alternative #3: ACM Removal and Disposal and Hazardous Materials Disposal Prior to Building Demolition and Site Redevelopment. Although Alternative # 3 will eliminate exposure pathways to identified contaminants, this alternative will leave the RACF and the community of Brownsville with structures that cannot be reused. This alternative would have a similar implementation cost to Alternative #2, but would not advance RACF's goals of reusing the structures. Therefore, Alternative # 3 is not the preferred alternative.

REDEVELOPMENT AUTHORITY OF THE COUNTY OF FAYETTE
US EPA BROWNFIELD CLEANUP GRANT APPLICATION

DRAFT NARRATIVE FOR PUBLIC COMMENT

1. PROJECT AREA DESCRIPTION & PLANS FOR REVITALIZATION:

1.a. Target Area & Brownfields:

1.a.i. Overview of Brownfield Challenges & Description of Target Area:

The Union Station Brownfield Cleanup Project represents a comprehensive effort to remediate blight and revitalize Brownsville Borough, Fayette County, Pennsylvania. Located in southwestern Pennsylvania, Fayette County is an Appalachian County that is mostly rural in nature and contains 42 municipalities with a total population of 126,931. Thirty-four municipalities have populations less than 5,000, including Brownsville which has a population of 2,185. The County faces many challenges, with a 9.0% unemployment rate, which is 67% higher than the national average. The County's poverty level is 14.6%, as compared to 12% for the rest of the Commonwealth and 10.5% nationally, and experiences a lower median income, averaging around $44,476 as compared to $59,445 for the rest of the state and $60,293 nationally.

The story of Brownsville's decline is common: A community struggling with out-migration and a declining economic base. At the peak of the railroad era, 68 passenger trains passed through Brownsville each day and 2 million tons of coal passed through Brownsville each month. Since passenger rail service was discontinued in the 1950's and area industries also declined, so did the population in Brownsville. Furthermore, many downtown properties were acquired by absentee landlord who was speculating on the prospect of river boat gambling. Residents often characterized the community as a "ghost town" and talked of being "held hostage" by the absentee landlord due his refusal to address code deficiencies or redevelop his vacant and extremely dilapidated properties. The negative conditions that exist in Brownsville are so amplified and unique that they were given recognition by WQED of Pittsburgh, a very prominent Public Broadcasting Station (PBS), in which their special report looked at Brownsville as a case study related to the Brookings Institution Report *"Back to Prosperity: A Competitive Agenda for Renewing Pennsylvania" (https://www.wqed.org/tv/watch/onq/one-year-brownsville)*.

Despite the tremendous challenges facing Brownsville, the Fayette County Redevelopment Authority and Brownsville Borough have worked over the years to make strategic investments, securing and committing local, state, and federal resources to obtain possession of downtown properties and take on key projects that help improve the community and eliminate blight. Recent downtown revitalization efforts have included the removal of dilapidated downtown buildings, pocket park development, community programming, public art, and more. Community partners have a vested interest in saving one key structure – the Union Station Train Depot Building.

1.a.ii. Description of the Proposed Brownfield Site(s):

The Union Station building is the most prominent building in downtown Brownsville. The Union Station is a 5-story brick building with a basement and an approximately 8,000 square foot footprint. The building

(herein referred to as Building 1) is on a 1.7 acre site alongside a smaller Freight Depot Building (Building 2). Use of the site dates back to at least 1886 when the Property was developed as Snowdon and Sons Engine Works and Magee and Co Rolling Mills, including both a foundry and machine shop. Between 1901 and 1907 these structures were removed and replaced with an extensive system of rail lines across the eastern half and along the northern border of the Site. Smaller support buildings were constructed before the Union Station was developed, between 1924 and 1949.

Building 1 is registered historic. The Young Preservationists Association, a Pittsburgh-area preservation and brownfields champion has included the site on a list of "10 Sites Worth Saving" for several years now. RACF acquired the site, with both buildings, via eminent domain after decades of neglect, and is rallying community partners and funding to revitalize it.

As Buildings 1 and 2 have sat idle since the early 1990's, building materials and the contents of the structures have degraded, leading to environmental hazards. While solid in structure, both buildings are filled with clutter and bulk debris material that hazardous materials surveys have confirmed to contain asbestos. Environmental investigations have also found friable asbestos building materials, deteriorating lead based paint, and computer/hvac equipment that contains hazardous building materials.

1.b. Revitalization of the Target Area:

1.b.i. Reuse Strategy & Alignment with Revitalization Plans:

In the Summer of 2019, Fayette County updated its Comprehensive Plan through a series of three public meetings and public surveys that began in late 2017. This planning team also conducted student focus groups at many of the high schools in the County. Throughout the public input process, the lack of employment opportunities and vacant storefronts in downtowns were highlighted. The Plan made several recommendations:

- **Existing Downtown Centers** - work collaboratively with municipalities and others to encourage/promote the redevelopment of existing downtown centers as they have both existing infrastructure and housing stock. This includes identifying catalytic projects.
- **New Business Attraction** - attract new business to locate within Fayette County, including a marketing plan for downtown centers and the expansion of pad-ready development sites.
- **Entrepreneurial Development** - encourage and support small business development, this includes both the young and "encore" (over the age of 50) entrepreneurs allowing for home-based businesses, live/work units, incubator space.
- **Alternative Energy Development** – develop a plan to capitalize on alternative energy and reduce our dependence on the mining industry as well as the decline employment in the manufacturing industry.

Brownsville Borough has also recently completed an update to their Comprehensive Land Use Plan, working in collaboration with adjacent Brownsville Township and West Brownsville Borough in neighboring Washington County. In addition, the Perennial Project, a local group of community members completed a Community Design Workshop to prioritize projects and share ideas on future development

efforts. Both the Brownsville Comprehensive Plan and the Design Workshop identified the preservation and redevelopment of the Union Station as one of the top priorities for the community.

1.b.ii. Outcomes & Benefits of Reuse Strategy:

As the key anchor building in downtown Brownsville, eventual redevelopment of the Union Station Building will provide additional commercial and potentially residential development opportunities. This development will build on the several successes over the past several years in Brownsville's downtown area, including the following:

- Development of Iron Bridge Crossings, a newly constructed $9.0 million 24-unit senior housing complex that was constructed using local, state, and federal funding through the Low-Income Housing Tax Credit (LIHTC) Program.
- Snowden Square, a new town square developed by the Redevelopment Authority in partnership with the Brownsville High School Students in Action (SIA) team, a nationally recognized initiative that engages students to help improve the community.

While the initial work contained in this proposal is limited to the remediation of known contaminants, the Redevelopment Authority does intend to incorporate energy efficiency measures in any future redevelopment of the Union Station property. These measures will include green friendly construction techniques and may include the utilization of renewable energy from wind, solar, or geothermal energy.

This activity will not cause any displacement of residents and/or businesses.

1.c. Strategy for Leveraging Resources:

1.c.i. Resources Needed for Site Characterization:

In 2022, RACF self-funded to engage an environmental consultant to conduct a Phase I Environmental Site Assessment (ESA) of the 1.7 acre property. This Assessment was conducted in general conformance with the ASTM International standards for conducting Phase I ESAs (E1527-13 and E1527-21). The Phase I included several Recognized Environmental Conditions related to previous neighborhood uses related to the railroad and industry, as well as potentially hazardous building materials. Because the repurposing of the buildings is RACF's initial priority, RACF also self-funded to conduct hazardous materials surveys and is moving forward with plans to remediate and reuse the structures. Funding for the previous investigations was budgeted and provided through the Redevelopment Authority's Neighborhood Stabilization Initiative (NSI), which is funded in part through the Local Share Account (LSA) Program that the Redevelopment Authority administers on behalf of Fayette County. Additional LSA funding is available in the event that the proposed site needs to be further characterized for the remediation to continue.

1.c.ii. Resources Needed for Site Remediation:

The funding requested in this application is sufficient to address environmental concerns in Building 1 and Building 2.

1.c.iii. Resources Needed for Site Reuse:

The Redevelopment Authority has a long history of securing and administering a variety of local, state, and federal funding to support various community development and redevelopment projects and initiatives throughout Fayette County. While no resources have been fully secured for full redevelopment of the Union Station Building, there are a number of resources that could potentially be utilized once remediation of the property has been completed. Those resources include the following:

Resource Name	*Potential Use*	*Status of Resource*	*Additional Information*
Federal Resources			
U.S. Economic Development Administration (EDA) – Economic Adjustment Assistance Program	Reuse – Redevelopment	Potential	Open application period.
New Market Tax Credits	Reuse – Redevelopment	Potential	20-24% Tax Credits.
Historic Tax Credits	Reuse – Redevelopment	Potential	20% Tax Credits.
U.S. EDA Travel, Tourism, and Outdoor Recreation Program	Reuse – Redevelopment	Potential	Funding for adjacent recreational / trail development to support project.
U.S. Appalachian Regional Commission (ARC) – POWER Grants	Reuse – Redevelopment – Planning	Potential	ARC funding previously administered by Redevelopment Authority through the PA Department of Community and Economic Development (DCED)
U.S. Department of Interior/National Park Service – Land & Water Conservation Grants and Outdoor Recreational Legacy Partnership	Reuse-Redevelopment	Potential	Funding for adjacent recreational / trail development to support project.
U.S. Department of Housing and Urban Development – Economic Development Initiative (EDI)	Reuse – Redevelopment	Secured	Union Station has been allocated $1M in HUD funding.

Resource Name	*Potential Use*	*Status of Resource*	*Additional Information*

State Resources			
Pennsylvania Housing Finance Agency (PHFA) Low-Income Housing Tax Credit (LIHTC)	Reuse – Redevelopment	Past Source - Potential	Utilized previously to support development of Iron Bridge Crossings in Brownsville.
DCED Community Development Block Grant (CDBG) Program	Reuse – Redevelopment	Past Source – Potential	Administered by the Redevelopment Authority on behalf of Fayette County. Funds Provided through PA DCED.
Redevelopment Assistance Capital Program (RACP)	Reuse – Redevelopment	Past Source – Potential	Successfully administered by the Redevelopment Authority. Brownsville Redevelopment is currently listed in the PA Itemization Act.
PA Business in Our Sites	Reuse – Redevelopment	Potential	Source of funding for industrial development.
PA Industrial Site Reuse Program (ISRP)	Remediation	Potential	Past potential matching source for remediation.
PA Keystone Communities	Reuse – Redevelopment	Potential	Funding for a variety of community development initiatives.
Local Resources			
Fayette County Local Share Account (LSA)	Reuse – Redevelopment – Assessment – Remediation	Existing – Potential	Administered by the Redevelopment Authority on behalf of Fayette County. Past LSA funding used for assessment and stabilization of the Union Station.
Fayette County Demolition (Act 152) Fund	Redevelopment – Demolition	Past – Existing	Administered by the Redevelopment Authority. Previously utilized to support demolition of structures adjacent to Union Station.
Fayette County Affordable Housing (Act 137) Fund	Reuse – Redevelopment	Potential	Administered by the Redevelopment Authority.
Fayette County Hotel Tax	Reuse – Redevelopment	Potential	Administered by the Laurel Highlands Visitors Bureau.

1.c.iv. Use of Existing Infrastructure:

The Union Station Building is located in the downtown Brownsville commercial district, which is served by existing infrastructure. This includes water (PA American Water), sanitary sewer (Brownsville Municipal

Authority), stormwater (Brownsville Borough), electric (West Penn Power), gas (Columbia Gas), and broadband (Breezeline / Vitalink). All main lines for infrastructure are intact and have capacity to absorb the redevelopment of the site. This will serve to lower permitting and development costs. Brownsville is also walkable, meaning residents can walk easily from their home to the commercial district.

2. COMMUNITY NEED & COMMUNITY ENGAGEMENT:

2.a. Community Need:

2.a.i. The Community's Need for Funding:

Fayette County and Brownsville Borough have lost population over the last decade and suffer from higher rates of unemployment, poverty, and lower median household income.

Table 2: 2023 Poverty Statistics

	Fayette County	Pennsylvania	United States
Unemployment Rate[1]	4.9%	3.8%	3.6%
Percent in Labor Force (age 16+)[2]	54.6%	62.9%	63.1%
Median Income[2]	$51,231	$67,587	$69,021
Per Capita Income[2]	$28,874	$37,725	$37,638
Poverty Rate[2]	15.9%	12.1%	11.6%

[1] U.S. Department of Labor
[2] U.S. Census Bureau

This impacts everything from real estate value to tax revenue. Brownsville Borough's entire annual budget is only approximately $750,000, which severely limits their ability to undertake a project of this magnitude. While the Redevelopment Authority has been tremendously successful in the past accessing a variety of state and federal funding for community development and redevelopment projects, funding through those sources for remediation activities is extremely limited.

2.a.ii. Threats to Sensitive Populations:

Brownsville Borough has been identified as a disadvantaged area through the Council on Environmental Quality Climate for Economic Justice Screening Tool. This designation is due to the fact that Brownsville Borough meets at least 1 of the burden thresholds and the associated socioeconomic threshold. The specific high indicators include flood risk (above 90th percentile), low-income population (92nd percentile), high energy cost (93rd percentile), health (over 90th percentile for asthma, heart disease, and low life expectancy), and housing (over 90th percentile for indoor plumbing and lead paint).

Included in the appendix of this narrative is a report on Brownsville with additional data from the EPA EJScreen Tool.

2.a.ii(1) Health or Welfare of Sensitive Populations:

The Union Station has been vacant and dilapidated for three (3) decades. Since it became vacant in the early 1990s, it has fallen into extreme disrepair and has greatly contributed to the blighted conditions that have plagued Brownsville. While the properties are secured, there continues to be trespassing and break-ins, many of whom are outside of the community wanting to explore vacant and abandoned buildings.

As indicated previously, Brownsville remains one of the communities in Fayette County with higher percentages of elderly and low-income persons. In addition, as indicated previously, Brownsville is in the 90th percentile for asthma, heart disease, and low life expectancy. Based on previous studies commissioned by the Redevelopment Authority, the Union Station Building contains high quantities of asbestos, lead based paint, and mold. Funding through EPA would help the Redevelopment Authority eliminate these hazards and protect sensitive and vulnerable populations in the targeted downtown area.

2.a.ii(2) Greater Than Normal Incidence of Disease & Adverse Health Conditions:

The health of Fayette County residents does not compare well to the State. Fayette County residents*:

- experienced higher rates of all causes of premature death compared to the State. Cases were 915 per 100,000 compared to 764 for the State.
- experienced higher rates of heart disease compared to the State - cases were 224 to 175.
- experienced higher rates of cancer compared to the State - cases were 183 to 160.
- experienced higher rates of reparatory disease – cases were 51 to 36.
- experienced higher rates of diabetes – cases were 31 to 21.
- were rated in the bottom 25% for overall health outcomes with 21% of residents in fair or poor health, 21% involved in excessive drinking, and with 39% adult obesity.

**Source: PA. Department of Health County Health Profiles and County Health Rankings.org*

The Redevelopment Authority believes that by utilizing EPA funding to eliminate the known hazards in the Union Station Building the property will be a prime structure for additional public and private investment and can once again become a key anchor building for Brownsville.

2.a.ii(3) Environmental Justice:

2.a.ii(3)(a) Identification of Environmental Justice Issues:

2.a.ii(3)(b) Advancing Environmental Justice:

2.b. Community Engagement:

2.b.i. Project Involvement:

2.b.ii. Project Roles:

The chart below identifies the contact information on the various organizations/entities/groups that will be involved in the performance of this contract, as well as their respective roles:

Name of Organization	Point of Contact	Specific Involvement
Redevelopment Authority of the County of Fayette, Pennsylvania	Andrew French, Executive Director	Applicant, owner, and grant administrator. Will be responsible for planning, contracting, and undertaking

	724-437-1547 ext. 210 afrench@racfpa.org	EPA Cleanup funded activities (see organizational chart in Appendix).
Fayette County Commissioners	Dave Lohr, 724-430-1200, ext. 1602 dlohr@fayettepa.org	Assist on coordinating public involvement and attracting potential developers.
Brownsville Borough	Melissa O'Brian, 724-785-5761 brownsvillemainoff@atlanticbb.net	Assist in permitting and reuse planning on the site.
Perennial Project	Joe Barantovich, 305-608-8230 Joe.barantovich@perennialproj.org	Non-profit organization that will assist with community involvement & fundraising for projects in Brownsville.
Fayette County Chamber of Commerce	Muriel Nuttell, 724-437-4571 mnuttall@fayettechamber.com	Assist in outreach to the business community for site selection and reuse.
Fayette County Conservation District	Heather Fowler, 724-438-4497 heatherfowler@yahoo.com	Assist in site identification and permitting once reuse is identified.

2.b.iii. Incorporating Community Input:

The Redevelopment Authority administers the Community Development Block Grant (CDBG) Program on behalf of Fayette County. As part of this management, the Redevelopment Authority conducts an extensive annual public hearing process. This includes 11 public hearings throughout the County and separate hearings in the communities greater than 4,000 residents.

If awarded EPA funding, the Redevelopment Authority will provide updates to the public on the implementation of this grant award by participating in a variety of meetings with local officials and organizations. Notice of these meetings will be posted locally and is often also shared via social media sites. All meeting locations will be accessible to persons with disabilities. During these meetings, the Redevelopment Authority will solicit comments and respond to every comment received. Upon award, we also plan a press release with the local newspapers in the County and we will create a brochure with "Questions and Answers" on the Grant, and will distribute it via e-mail, websites and print newsletters to our support organizations, local developers, code enforcement/municipal officers, and concerned citizens.

The Redevelopment Authority will regularly update its website to show project activity, and link to other websites including our support organizations. While the foreign-born population in the County is less than one percent, the Redevelopment Authority does maintain a "Language Access Plan" for those with limited

English proficiency. The Redevelopment Authority also maintains a pandemic response plan, which complies with guidance provided by the Pennsylvania Department of Health, the National Instituted of Health (NIH) and the Center for Disease Control (CDC) in regards to the COVID-19 Pandemic.

3. TASK DESCRIPTIONS, COST ESTIMATES, & MEASURING PROGRESS:

3.a. Proposed Cleanup Plan:

Based on environmental investigations, the major contaminant in the Union Station Building is friable asbestos, which was found throughout both buildings in bulk debris, flooring, boilers, pipe insulation and fittings, roofing, ceramic tiling, sealant, and mastic. This project involves hiring a licensed and certified contractor to remove hazardous materials from both structure. All material will be abatement in strict conformance with local, state, and federal regulations. The plan will also engage the support of architectural and engineering oversight so that cleanup activities advance RACF's goal to rehabilitate the structure for reuse.

3.b. Description of Tasks/Activities & Outputs:

Task	Activities	Outputs	Schedule
Task 1: Programmatic Oversight	• Grant management, • Project reporting	• Quarterly reports • Annual Reports • Participation in brownfields trainings & events	Months 1 - 36
Task 2 – Architecture, Engineering, and Safety Planning	• Building reuse concept development • Structural engineering & inspections • Preparation of health and safety plan in coordination with local, state, and federal regulations • Stakeholder and public engagement	• Architectural reuse concept • Historic preservation guidance • Structural engineering reports • Public notices • Stakeholder meetings	Months 4-30

Task 3 – Remediation Contractor Procurement & Oversight	• Prepare request for proposals
	• Evaluate contractor applications, conduct interviews, hire construction contractor
	• Oversee scope of work implementation
		• Bid documents and specifications
		• Public Request for Bids Process
		  ○ Pre-bid meeting
		  ○ Question and answer documents
		  ○ Professional opinion of scope and costs
		  ○ Award contract
		• Regular project status meeting
		• Contractor performance evaluation
			Months 12-36

Task 4 – Construction Cleanup	• Implement site cleanup
	• Communicate project status for reporting
	• Prepare report detailing final completion
		• Quantity of Removal & Disposal of:
		  ○ Asbestos containing materials
		  ○ Lead containing materials
		• Quantity of other remedial measures
		• Quantity of clean post-cleanup samples
		• Regular status updates and percent complete reports
		• Completion report
			Months 14-34

3.c. Cost Estimates:

		Project Tasks ($)				
Budget Categories		Task 1: Programmatic Oversight	Task 2: Architecture, Engineering, and Safety Planning	Task 3: Remediation Contractor Procurement & Oversight	Task 4: Cleanup Construction	**Total**
Direct Cots	Personnel	$ 77,121				$ 77,121
	Fringe Benefits	$ 15,030				$ 15,030
	Travel[1]	$ 2,700				$ 2,700
	Equipment[2]					$ -
	Supplies					$ -
	Contractual	$ 105,149	$ 250,000	$ 250,000	$ 1,100,000	$ 1,705,149
	Construction[3]					$ -
	Other (include subawards) (specify type)					$ -
Total Direct Costs[4]		$ 184,970	$ 250,000	$ 250,000	$ 1,100,000	$ 1,784,970
Indirect Costs[4]		$ 15,030	$ -	$ -	$ -	$ 15,030
Total Budget (Total Direct Costs + Indirect Costs)		$ 200,000	$ 250,000	$ 250,000	$ 1,100,000	$ 1,800,000

[1] Travel to brownfields-related training conferences is an acceptable use of these grant funds.

[2] EPA defines equipment as items that cost $10,000 or more with a useful life of more than one year unless the applicant has a lower threshold for equipment costs. Items costing less than $10,000 (e.g., laptop computers) are considered supplies. Generally, equipment is not required for Brownfield Grants.

[3] Costs must be placed on the Construction budget line when at least 50% of the estimated amount of the contract(s) will be for the remediation of contamination at the brownfields site. If the costs are unknown at the time of application submission, place the costs on the Other budget line. See the FY24 FAQs for more information.

[4] Administrative costs (direct and/or indirect) for the Cleanup Grant applicant itself cannot exceed 5% of the total award amount (EPA funds plus the applicant's cost share).

3.d. Plan to Measure & Evaluate Environmental Progress & Results

The Redevelopment actively tracks both project outputs and outcomes to measure and evaluate its performance and impact on local communities. For this project, project outputs are clear, successful abatement of hazardous materials in the Union Station Building. Project outcomes will be measured based on the eventual redevelopment of the building and overall community investment in surrounding properties. In addition, possible outcome measures will include improved data through EPA's EJScreen Tool and the Climate and Economic Justice Screening Tool (CEJST).

4. PROGRAMMATIC CAPABILITY & PAST PERFORMANCE:

4.a. Programmatic Capability:

The Redevelopment Authority currently serves as the principal agency in Fayette County responsible for community development and single-family affordable housing activities. RACF is a public body corporate and politic, created by the Pennsylvania Urban Redevelopment Law (P.L. 991, 1945) as an Instrumentality of the Commonwealth, with creation affirmed by resolution of the Fayette County Commissioners on August 8, 1949. The Redevelopment Authority is governed by a five (5) member Board, which is appointed by the Fayette County Commissioners. The Members of the Redevelopment Authority have appointed Andrew P. French as Executive Director.

Since 1949, the Authority has provided general community development services and administers several programs on behalf of the County and its municipalities. In addition to the County's CDBG Programs, other programs successfully administered by the Authority include the County's Local Share Account (LSA) Program, Homeowner Rehabilitation Program, Homebuyer Development Program, and Weatherization Program. During a typical program year, the Authority will administer $6.0 - $8.0 million from a variety of local, state, and federal funding sources. This amount is generally utilized to leverage substantial matching funding from other public and private funding sources.

In addition to the programs listed above, the Authority also routinely administers several project-specific grants and activities on behalf of various municipalities and organizations throughout the County.

The Redevelopment Authority has over 12 full-time dedicated employees and several part-time employees. See attached Organizational Chart. Combined, these employees have over 370 years of experience working with HOME and CDBG-funded community development housing initiatives.

In order to effectively administer the Assessment Grant, the Redevelopment Authority intends to retain the services of an environmental / civil engineer and certified abatement contractor. The Redevelopment Authority will publicly advertise for these services and the advertisement will include the criteria for the

selection of these consultants / contractors. Selection of consultants will be done utilizing a Request for Qualifications process and selection of contractors will be done through sealed bids. Because of the Redevelopment Authority's strong track record in grants management, it expects very quick approvals by the Board and very rapid implementation of this project. As part of the selection of consultants and contractors, the Redevelopment Authority will fulfill Federal bidding and minority business/women business reporting requirements.

4.a.i. Organizational Structure:

4.a.ii. Description of Key Staff:

4.a.iii. Acquiring Additional Resources:

4.b. Past Performance & Accomplishments:

4.b.i. Currently Has or Previously Received an EPA Brownfields Grant:

4.b.i.(1) Accomplishments:

4.b.i.(2) Compliance with Grant Requirements:

4.b.ii. Has Not Received an EPA Brownfields Grant but Has Received Other Federal or Non-Federal Assistance Agreements:

While the Redevelopment Authority has not received prior funding through EPA, as indicated previously, the Redevelopment Authority annually administers $6.0-$8.0 million in million from a variety of local, state, and federal funding organizations, including funding through the U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) Program and the Department of Energy (DOE) Weatherization Program.

Since the origination of the CDBG program in the 1970's, RACF has invested over $65 million in CDBG funding to support over 670 infrastructure projects. In addition, through its housing programs, RACF has invested over $30 million to assist 11,000 households. RACF has also developed the 270-acre Fayette County Business Park, which has created quality jobs in the County. In the fiscal year 2023, RACF is managing approximately $3.5 million of CDBG funds to undertake infrastructure improvements (roads, water, sanitary sewer, and storm sewer), blight abatement, broadband expansion, recreation improvements, and affordable housing initiatives.

Fayette County's CDBG Program is monitored rigorously by the Pennsylvania Department of Community and Economic Development (DCED) and other funding agencies. The Redevelopment Authority follows all protocols for publicly advertising, selection of contractors, contract language, monitoring of performance, and close out. The Redevelopment Authority also hire a certified accounting firm to conduct annual financial audits, and no audit exceptions have been noted. The Redevelopment Authority files regular status reports to DCED and other agencies, and they are accepted with only minor comments. In short, the Redevelopment Authority has demonstrated full capacity to administer Federal funds in a timely professional manner. The Redevelopment Authority will continue this stellar record, upon receipt of an

award from EPA and will meet all terms and conditions of the Grant including the overall goal of redevelopment and reuse of these properties.

4.b.ii.(1) Purpose & Accomplishments:

4.b.ii.(2) Compliance with Grant Requirements: